

# FOR LEASE

## RETAIL BAYS IN A NEWLY-BUILT CENTRE



STARTING LEASE RATE  
**\$22 PSF** NNN

945 MISTATIM LINK NW | EDMONTON, ALBERTA

- Units from 943 square feet up to 4,544 square feet for many different uses.
- Large, bright windows and 16' ceilings for an airy and comfortable feel.
- Growing retail community includes a daycare, pet spa, various restaurants, a comic book shop, and more.
- Landlord is not interested in a Tenant that offers cannabis sales, a liquor store or adult entertainment.
- Situated on one of the most-active intersections in the North-West, St Albert Trail and 137 Avenue see over 25,000 vehicles per day.
- Priced below market rates.

*Property also for sale; please enquire for specifics*

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#302, 10171 Saskatchewan Drive Edmonton, Alberta T6E 4R5



HUGHES  
COMMERCIAL  
REALTY GROUP

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## MUNICIPAL ADDRESS

745 Mistatim Link NW | Edmonton, Alberta

## LEGAL ADDRESS

Lot 4, Block 3, Plan 1820754

## ZONING

CB - Business Commercial

*CLICK FOR CURRENT BUSINESS COMMERCIAL USES*

## AVAILABLE SPACE

± 943 SF to 4,544 SF units

## PARKING

Large lot of 46 stalls, currently undesignated

## TENANT IMPROVEMENT ALLOWANCE

Landlord willing to provide generous incentives

## LEASE FINANCIALS

BASE RENT  
STARTING AT \$22 PSF NNN

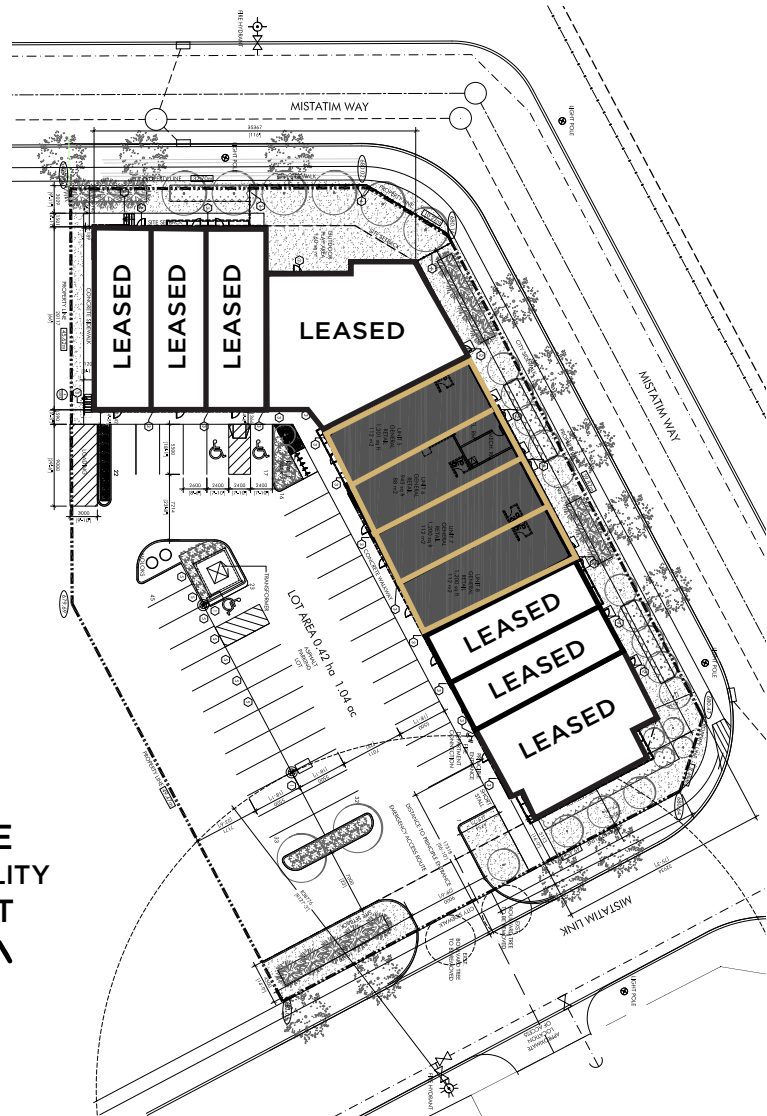
OPERATING COSTS  
\$9.75 PSF

*Additional rent includes the 2024 estimate of the proportionate share of operating costs, property taxes, building insurance, and management fees.*

POSSESSION  
Immediate/Negotiable



**PYLON SIGNAGE  
BASED ON AVAILABILITY  
AT MARKET RENT**



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112,920  
Neighbourhood Population  
2023 | 5km



\$108,620  
Average Household Income  
2023 | 5km

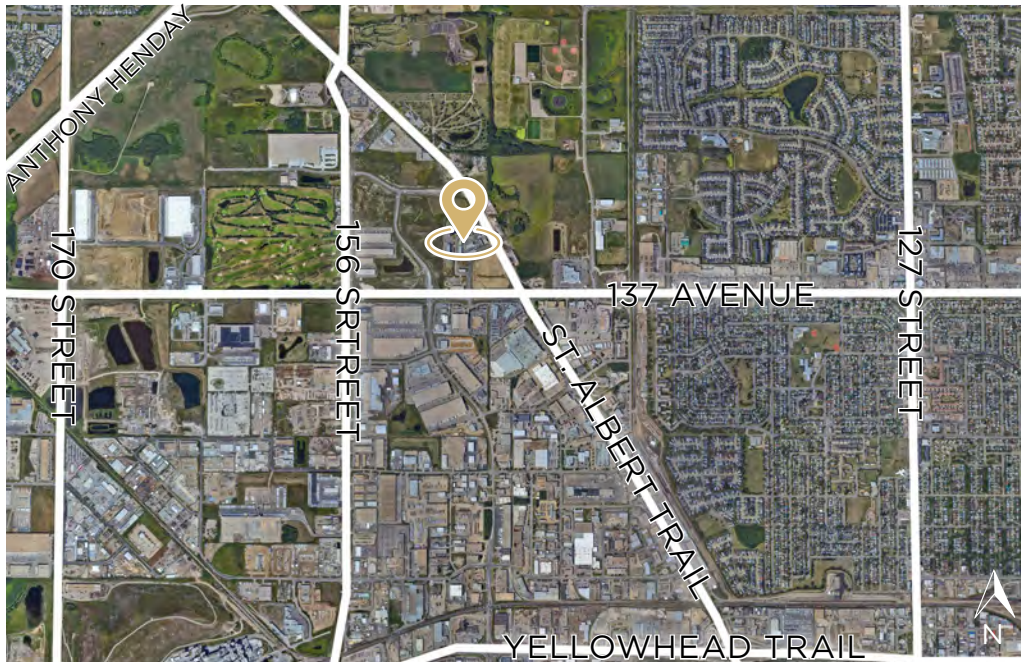


34,911  
Vehicles Per Day on  
Mark Messier & 137 Ave SE



## DRIVE TIMES

Mark Messier/St. Albert Tr.	Immediate
137 Avenue	Immediate
Downtown Edmonton	20 Minutes
Edmonton Int'l Airport	35 Minutes



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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