

FOR LEASE

SHOPPES AT NW CROSSING

180 Mistatim Road NW, Edmonton, AB



HIGHLIGHTS

- Exciting opportunity to secure space in the brand new Shoppes at NW Crossing development
- 2,213 sq ft ±
- Shell space ready for Tenant fixturing
- High profile retail location located at the corner of 137 Avenue & Mark Messier (St. Albert) Trail
- Join other retailers including Hampton Inn & Suites, Petro Canada, A&W, Popeye's & more!
- Servicing NW Edmonton & St. Albert area

CONTACT

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T 780.448.0800 F 780.426.3007
#201, 9038-51 Avenue NW, Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	#107, 180 Mistatim Road NW, Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 2021053; Unit: 7
ZONING	CB2 (General Business Zone)
UNIT #107	2,213 sq ft ±
PARKING	Scramble
BUILT	2020
SIGNAGE	Facade & Pylon
POSSESSION	Immediate

FINANCIALS

LEASE RATE	\$19.00/sq ft
OPERATING COSTS	\$15.00/sq ft
PYLON SIGNAGE	Available

PROPERTY HIGHLIGHTS

- Excellent opportunity for various users including retail, medical, professional, restaurant, daycare
- Prominent signage opportunities
- Close proximity to numerous amenities
- Provides exceptional access to the greater Edmonton area via Mark Messier (St. Albert) Trail, 137 Avenue & Anthony Henday
- Ample parking on-site



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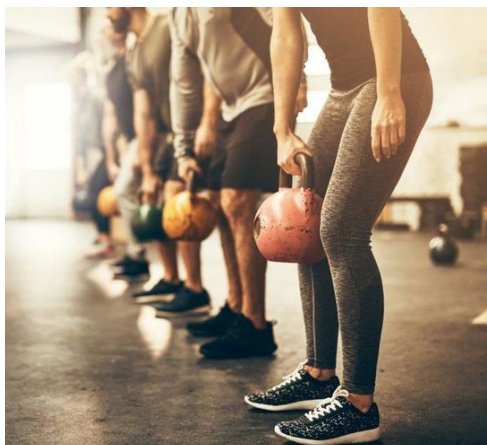
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BUILDING 1
10,224 sq. ft. [949.75 sq. m.]

- UNIT 107**: 2,213 sq. ft. (205.64 sq. m.)
#107
2,213 sq ft ±
- UNIT 106**: 1,836 sq. ft. (155.00 sq. m.)
RETAIL
- UNIT 105**: 1,413 sq. ft. (131.32 sq. m.)
RETAIL
- UNIT 104**: 1,377 sq. ft. (127.95 sq. m.)
RETAIL
- UNIT 103**: 1,262 sq. ft. (117.25 sq. m.)
PERSONAL SERVICES
- UNIT 102**: 972 sq. ft. (90.30 sq. m.)
RETAIL
- UNIT 101**: 1,126 sq. ft. (104.61 sq. m.)
RETAIL
- ELEC.**: 114sq.ft. (10.58sq.m.)
- MECH.**: 109sq.ft. (10.18sq.m.)

Travel distances are indicated by dashed lines and labels such as "TRAVEL DISTANCE = 36' (11.28m)".



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PROPERTY LOCATION | NW Crossing | 180 Mistatim Road NW, Edmonton



DEMOGRAPHICS | NW Crossing

5 km Radius - 2020

POPULATION



- 111,697 (2020)
- 124,358 (2025)
- 11% proj. growth (2020-2025)

AGE



- 0-19 = 23.4%
- 20-39 = 30%
- 40-59 = 27.1%
- 60+ = 19.5%

INCOME



- \$112,259 (average)
- 42% earn + \$100,000

TRAFFIC (VPD)



- 42,800 (St. Albert Trail)
- 34,911 (Mark Messier)
- 33,600 (137 Avenue)



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Quality Based on Results, Not Promises.

Contact Our Team For More Information

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