

FOR SALE

NAI Commercial

PRIME SHOVEL READY DEVELOPMENT LAND (0.99 AC±)

MOTIVATED VENDOR  
NEW SALE PRICE \$1,095,000



473 MISTATIM WAY | EDMONTON, AB | DEVELOPMENT LAND

PROPERTY HIGHLIGHTS

- Diverse Commercial Mix:** Cohesive mix of office, retail, and service oriented businesses. The site is home to a large hotel, a national gas station, a national quick-service restaurant, and a range of other complimentary businesses.
- Rare Development Opportunity:** Ready and serviced site. 0.99 Acre± development parcel in North West Crossing.
- Strategic Location:** Easily accessible to Anthony Henday Drive & Yellowhead Trail with visibility from two major arterial roads: Mark Messier Trail & 137 Avenue, which collectively boast a count of approximately 70,000 vehicles per day.
- Zoning:** CB Accommodates a variety of retail/office uses.

VINCE CAPUTO MBA, SIOR  
 Partner  
 780 436 7624  
 vcaputo@naiedmonton.com



**INTERSECTION BETWEEN TWO CITIES**  
 Northwest Crossing is strategically located between Edmonton and St Albert.



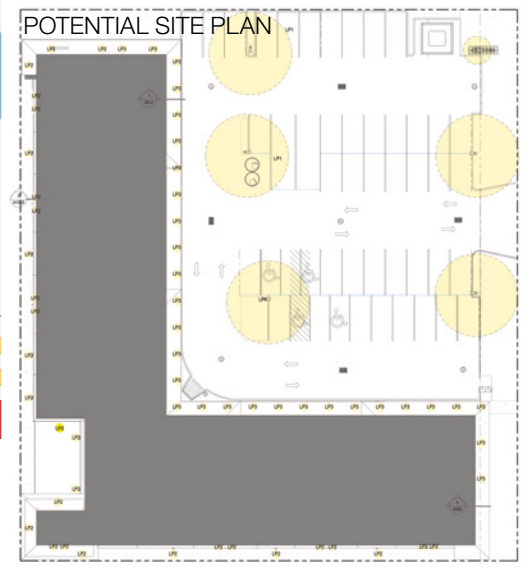
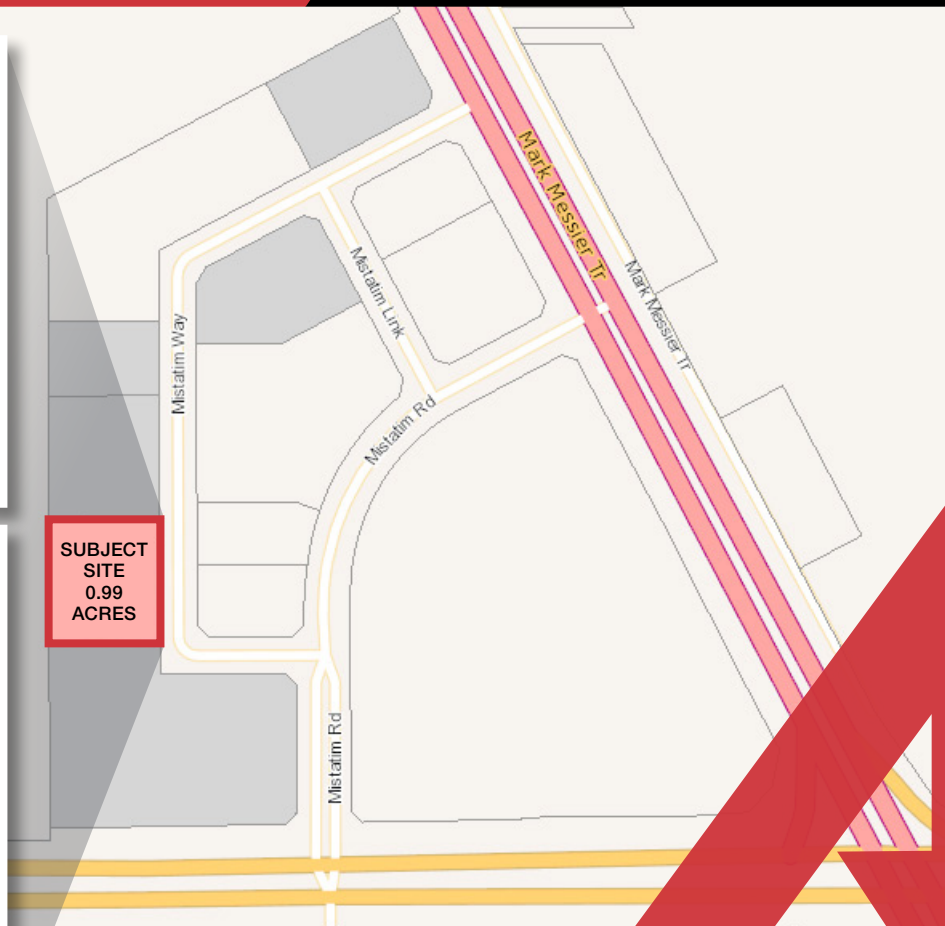
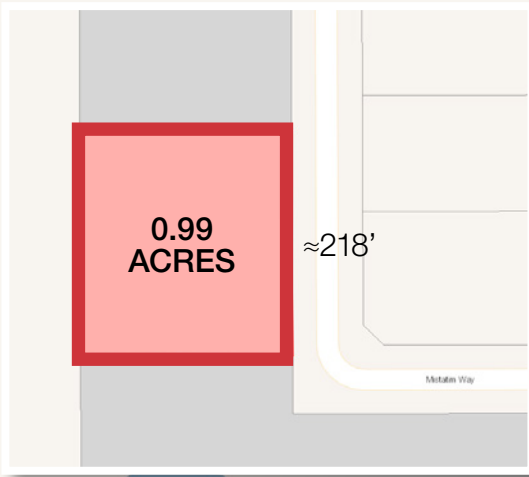
NAI COMMERCIAL REAL ESTATE INC.  
 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



**PRIME DEVELOPMENT LAND**  
0.99 ACRES ±

**PROPERTY INFORMATION**

SITE SIZE	0.99 acres±
LEGAL DESCRIPTION	Lot 6, Block 2, Plan 1821108
ZONING	Business Commercial (CB)
TAXES	\$29,391.69 (2023)
<b>SALE PRICE</b>	<b>\$1,095,000</b>

**ADDITIONAL INFORMATION**

- Phase 1 completed in 2017
- Complete set of building plans for retail/office development. *Site plan above & building rendering below are as per plans issued for building permit.*
- Development and building permit issued in 2019 by City of Edmonton

