

## \$4,900,000 - 470 Mistatim Way Nw, Edmonton

MLS® #E4349643

**\$4,900,000**

Bedroom, Bathroom, 12,930 sqft

Retail on 0.00 Acres

Mistatim Industrial, Edmonton, AB

Gorgeous 2 story, STAND ALONE building for Sale and for Lease available rapidly developing retail close to Mark Messier Trail and 137ave in NW Edmonton. The location is easily accessible from Anthony Henday and Yellow Head Trail and can serve Edmonton, St. Albert and Fort Saskatchewan. The building is good serve, Daycare, Medical related, Furniture shop, Tile shop, Electrical, Ecteronic business, kitchen Cabinets, Aesthetics , Beauty business , Restaurant, Smoke shop and etc. Main floor height is 15 feet and Second floor height is 11 feet. Both floors have full wall windows along South and West walls, ELEVATOR and built in washrooms on the second floor. Main floor PATIO can be used as play area or as required. Great exposure from the MARK MESSIER TRAIL.

Built in 2023

### Essential Information

MLS® #	E4349643
Price	\$4,900,000
Square Footage	12,930
Acres	0.00
Year Built	2023
Type	Retail

### Community Information



Address	470 Mistatim Way Nw
Area	Edmonton
Subdivision	Mistatim Industrial
City	Edmonton
Province	AB
Postal Code	T6V 0M8

## Exterior

Construction	Steel Frame
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## Additional Information

Date Listed	July 12th, 2023
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Zoning	CB2
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Listing information last updated on May 17th, 2024 at 5:01am MDT