

# NORTHWEST ELITE CENTRE

FOR SALE/LEASE

403 Mistatim Way NW Edmonton AB



## ZONING

CB2 (General Business Zone)  
Neighbourhood: Cumberland / Oxford

FOR LEASE: **\$30.00** /SQ.FT  
FOR SALE: **\$395.00** /SQ.FT  
STARTING

Development Highlights 3 Building: ALL MAIN FLOOR UNITS  
ALL SINGLE LEVEL BUILDINGS  
42,343 Sq.Ft. (Total Sq.Ft.)(Multiple Bay Sizes)  
SITE 2.94 Acres  
Building A - 9,499 Sq.Ft. For Sale/Lease (SOLD)  
Building B - 13,717 Sq.Ft. For Sale/Lease  
Building C - 19,127 Sq.Ft. For Sale/Lease

## FEATURES: HIGH EXPOSURE RIGHT ON 137 AVE.

- Excellent visibility from Mark Messier Trail which collectively boasts with 137 Avenue a traffic count of approximately 70,000 vehicles per day. Northwest Crossing has great access from 2 Major Freeways, Anthony Henday and Yellowhead Trail.
- Ideal Uses Include Fitness, Liquor Store, Vet Clinic, Retail Shops, Restaurants, Offices, Health & Professional Services, Daycare & Childcare Services.
- Strategically located in the Centre of Edmontons rapidly growing Northwest Area of Cumberland and the Oxford Neighborhoods.



# ROMI SARNA

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**MaxWell**

Polaris

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