

NORTHWEST ELITE CENTRE

403 Mistatim Way NW Edmonton AB

FOR SALE / LEASE

Coming 2021!



FEATURES: HIGH EXPOSURE RIGHT ON 137 AVE.

PROPERTY HIGHLIGHTS:

WELCOME TO NORTHWEST ELITE CENTRE! BLDG B POSSESSION MARCH 2021 ! Come Join our Optometrist & Chiropractor. Prime Retail Units for SALE/LEASE Located in the Heart of NorthWest Crossing with High Density & HIGH EXPOSURE right on 137 Ave, just off Mark Messier Trail. Traffic Numbers Approximately 70,000 Vehicles per Day. NorthWest Elite Centre has Great Access to 2 Major Freeways-Anthony Henday & Yellowhead Trail. Development Highlights - 3 Buildings with a total of 42,343 sf. All Single Level Buildings & All Main Floor Units. BUILDING B - 13,717 sf - For SALE/LEASE Multiple Bay Sizes, Lots of Parking, Pylon Signage Available. Fantastic Pricing of \$395.00 per/sf, Lease Rate starting @\$30.00 per/sf, Triple Net. Excellent opportunities for Retail/Office/Professionals/Daycare and more !



Project By



ELITE DEVELOPMENTS

MLS®:E4157948

403 Mistatim Way NW Edmonton AB

MaxWell

**Polaris
COMMERCIAL**

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA

& Associates

780-450-6300

romi@romisarna.ca
www.romisarna.ca

NORTHWEST ELITE CENTRE

403 Mistatim Way NW Edmonton AB

FOR SALE / LEASE



Property Type
Transaction Type : For Sale / Lease

Community : Cumberland / Oxford

Land Use/Zoning : CB2

Year Built : 2021

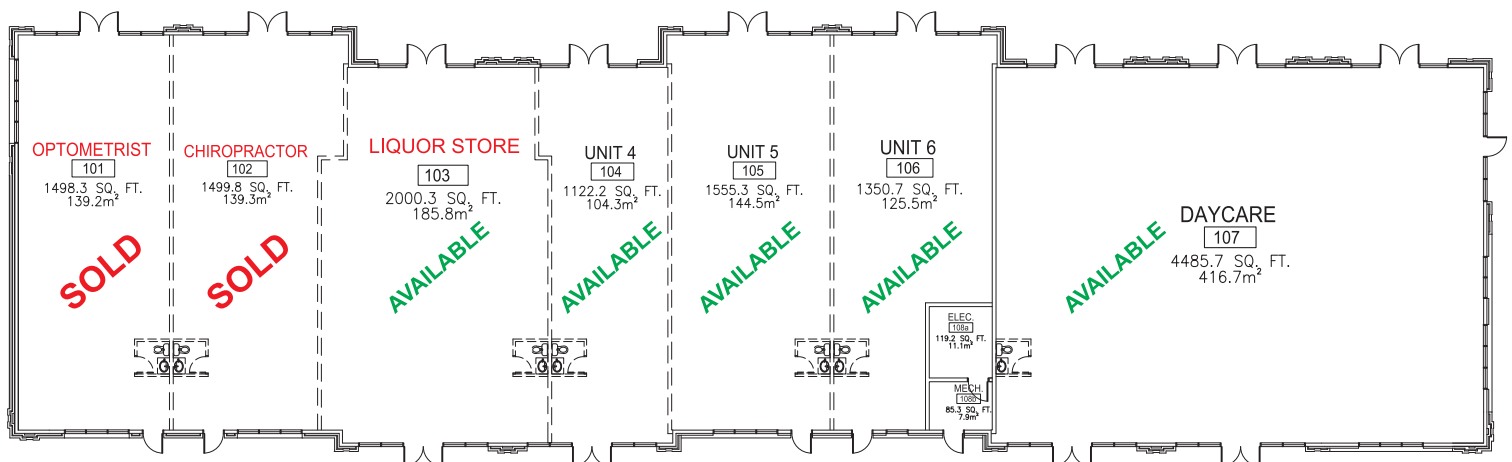
Sale Price \$395.00 Per SqFt.

Net Lease Rate : Starting @ \$30.00 SF/Annum
Subject Space

SqFt. : Multiple Bay Sizes
Subject Space

Operating Costs (Purchase):
\$4.00/sq.ft./annum (2020 estimate)
Includes Common area, maintenance insurance and management fees

Operating Costs (Lease):
\$10.50/sq.ft./annum (2020 estimate)
includes taxes, common area, maintenance insurance and management fees



Main Floor Plan

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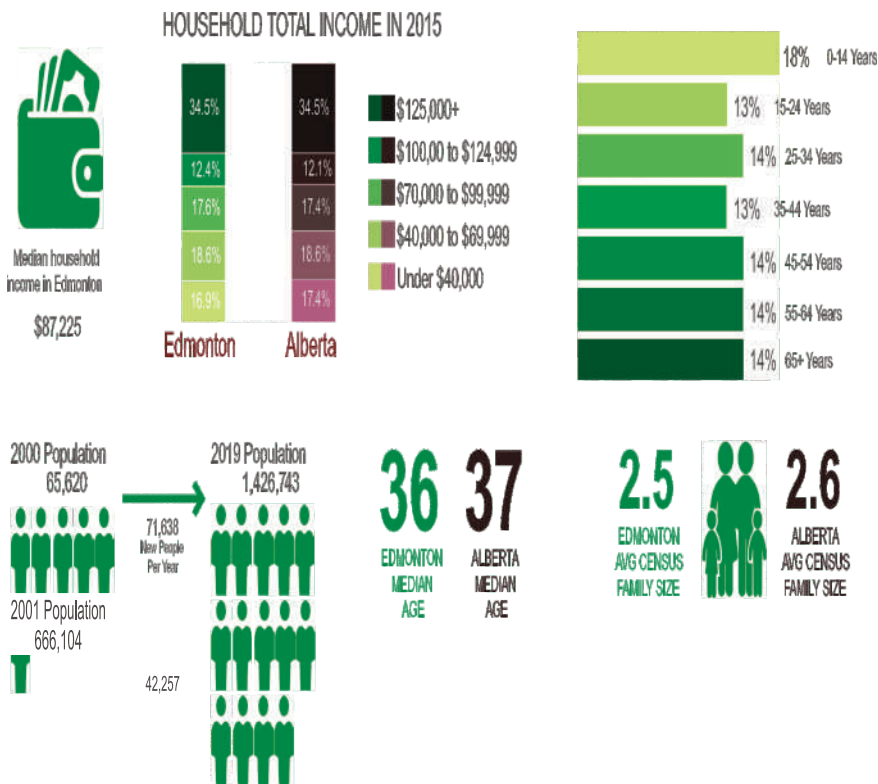
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DEMOGRAPHICS

Edmonton is the largest municipality in terms of population and land base in the Edmonton Metropolitan Region, seeing a population of 666,104 in 2001 to 932,546 in 2016. Its current population is over 1,426,743 (2019) and continues to see strong growth. The City has a young population with an average age of 36, supplemented with high household incomes, averaging at \$87,225.

31% of the population is under 25 years of age

Edmonton represents 30% of the province's population and 40% of Alberta's GDP



ALBERTA'S CAPITAL

With a metropolitan population of more than 1.3 million, Edmonton is currently the third largest city in the Western half of Canada and the fastest growing in all of Canada.

CITY OF CHAMPIONS

Edmonton is the capital city of the province of Alberta and enjoys a diverse economy. It is also a major transportation hub for the region.

MONEY POWER

Edmonton has a high average household income of \$87,225 which is well above Canada's average, and the city's diverse economy continues to thrive.

ST. ALBERT OUR NEXT DOOR NEIGHBOUR

Located just north of Edmonton and Northwest Crossing, the city of St Albert boasts the third highest average household income in Alberta at \$136,000.



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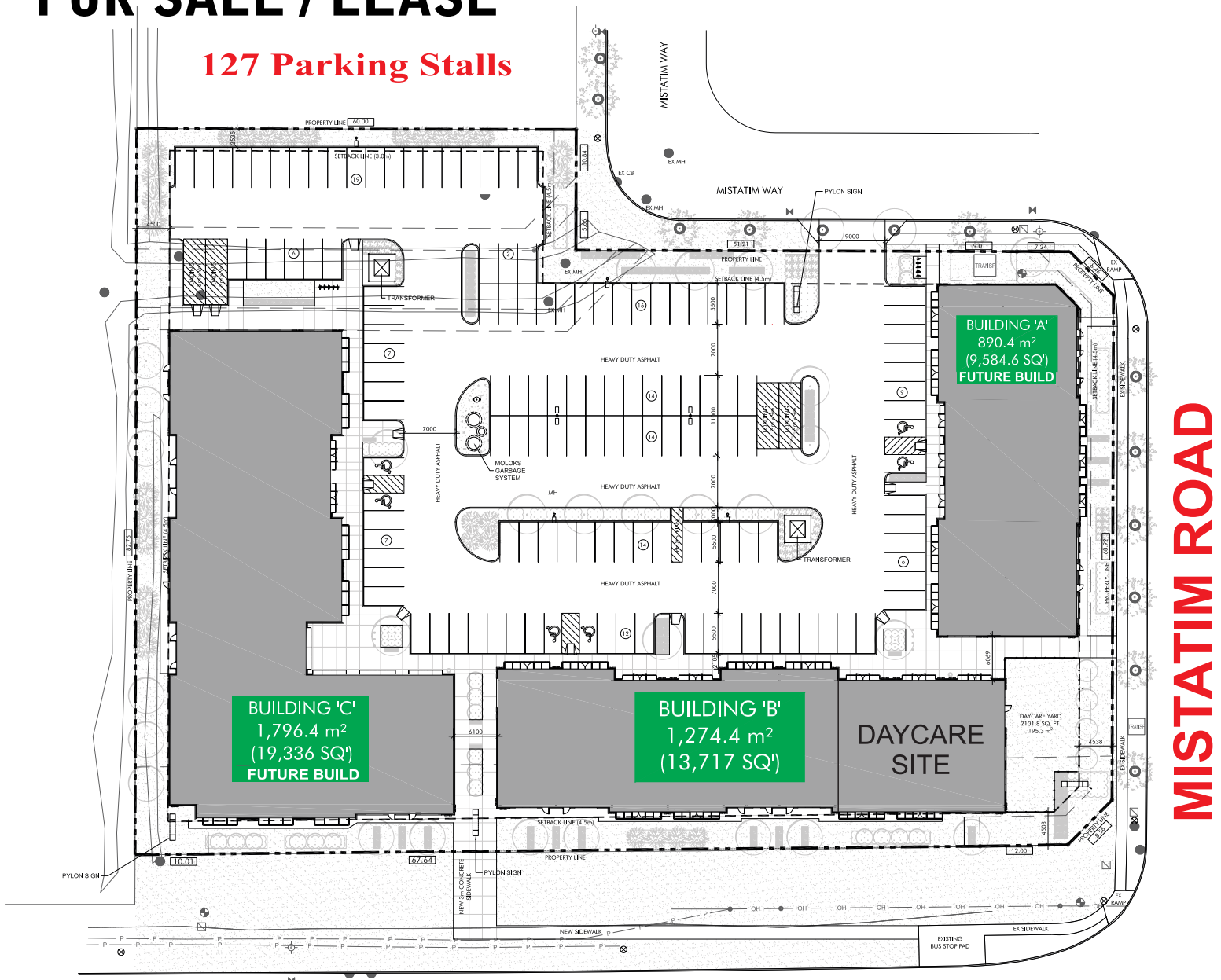
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NORTHWEST ELITE CENTRE

403 Mistatim Way NW Edmonton AB

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127 Parking Stalls



137th Avenue

MaxWell
Polaris
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Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.