



— FOR SALE/LEASE —

ELITE CENTRE NW CROSSING

403 MISTATIM WAY NW EDMONTON AB

POSSESSION READY

WELCOME TO ELITE CENTRE NW CROSSING



Come join the newest high exposure retail centre in the heart of North West Crossing. Located near Mark Messier Trail, Anthony Henday Drive, Yellow Head Trail and right on 137 Avenue. Elite Centre NW Crossing sees 70,000 vehicles per day. This is an excellent opportunity for retail, office, professional and day care.

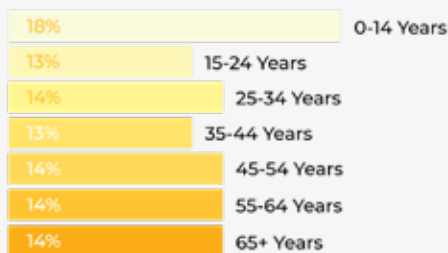
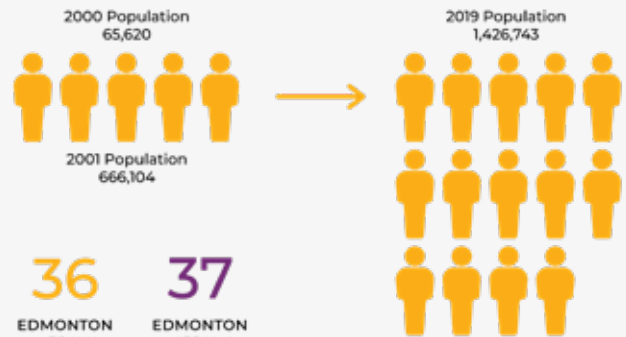
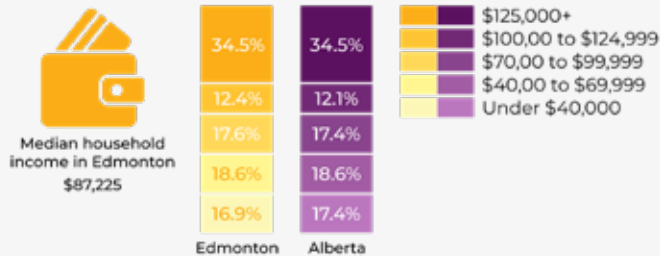
Maxwell Polaris-Commercial
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OPPORTUNITIES

HOUSEHOLD TOTAL INCOME IN 2015



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.

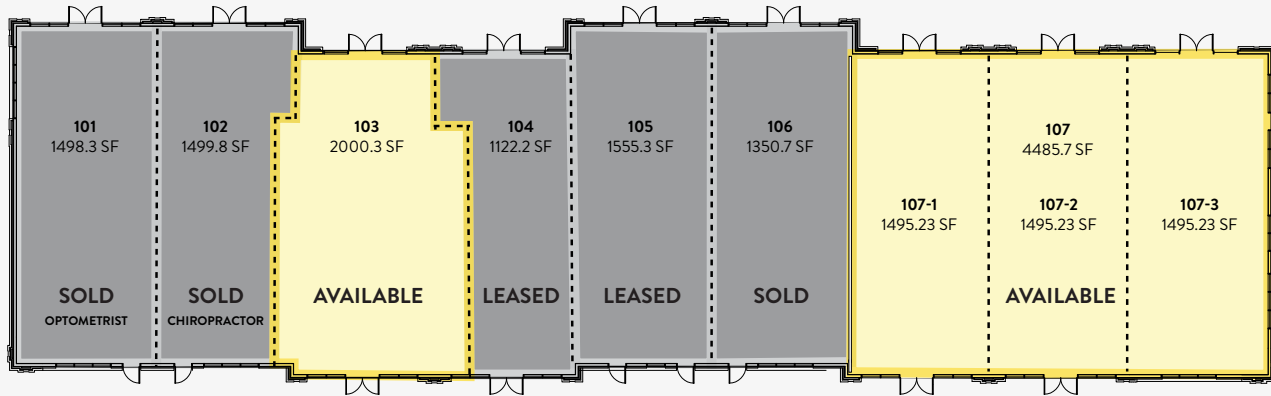
ST. ALBERT

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.

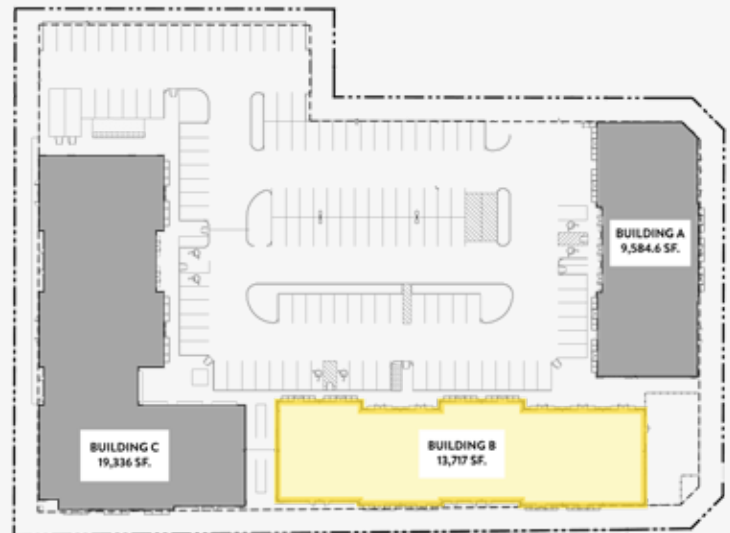


AVAILABILITY

FINAL TWO BAYS REMAINING



BUILDING B
13,717 SF.



Property Type/

Transaction type: Sale/Lease

Community: Cumberland / Oxford

Land Use/Zoning: CB2

Year built: 2021

Sale Price: \$395.00 / Sq.Ft.

Net Lease Rate
SF/Annum: Starting at \$30.00

Sq.Ft.: Multiple Bay Sizes

Operating Costs (Purchase):





\$6.97/sq.ft./annum (2021 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.



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