

## **\$699,000 - 184 Mistatim Road, Edmonton**

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MLS® #E4457266

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Mistatim Industrial, Edmonton, AB

YOUR OPPORTUNITY TO OWN YOUR OWN COMMERCIAL SPACE. This retail space has approx. 1640 sq ft. and serves both Edmonton and St. Albert. The complex is ideally situated close to one of Edmonton's major intersections - St. Albert Trail and 137 Ave - with exposure to over 70,000 vehicles per day. Next to major franchises such as Petro Canada, A & W, Popeyes and more. Your customers can drive right up to your door and have plenty of free parking. Easy access in and out. This property is zoned CB to accommodate most retail usages such as restaurants, child care, medical, and professional businesses. Easy access to St. Albert Trail, 137 Ave, Anthony Henday, Yellowhead Trail. Currently houses an ethic restaurant, which is also for sale.



Built in 2019

### **Essential Information**

|            |                        |
|------------|------------------------|
| MLS® #     | E4457266               |
| Price      | \$699,000              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 2019                   |
| Type       | Business with Property |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 184 Mistatim Road   |
| Area        | Edmonton            |
| Subdivision | Mistatim Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6V 0M8             |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 51                   |
| Zoning         | Zone 40              |



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Listing information last updated on October 31st, 2025 at 8:32am MDT