

NAICommercial

ICON PLAZA

COMMERCIAL CONDOS

826 SF± UP TO 2,922 SF± (CONTIGUOUS)

FOR SALE

539-547 MISTATIM WAY, EDMONTON AB



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NAI COMMERCIAL REAL ESTATE INC.






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PROPERTY HIGHLIGHTS

-  Strategically located at the corner of Mark Messier Trail and 137 Avenue within the newly developed 30-Acre Northwest Crossing, providing prime visibility and exposure
-  A comprehensive hub for medical and professional services
-  Conveniently located near restaurants, shopping, childcare, and other essential amenities
-  Features a modern elevator
-  Abundant surface parking at both the front and rear of the building

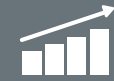
RECENTLY CONSTRUCTED COMMERCIAL CONDOS MAIN FLOOR RETAIL/MEDICAL/PROFESSIONAL



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111,602
DAYTIME POPULATION



3.2%
ANNUAL GROWTH 2023 - 2028



24,391
EMPLOYEES



1,288
BUSINESSES

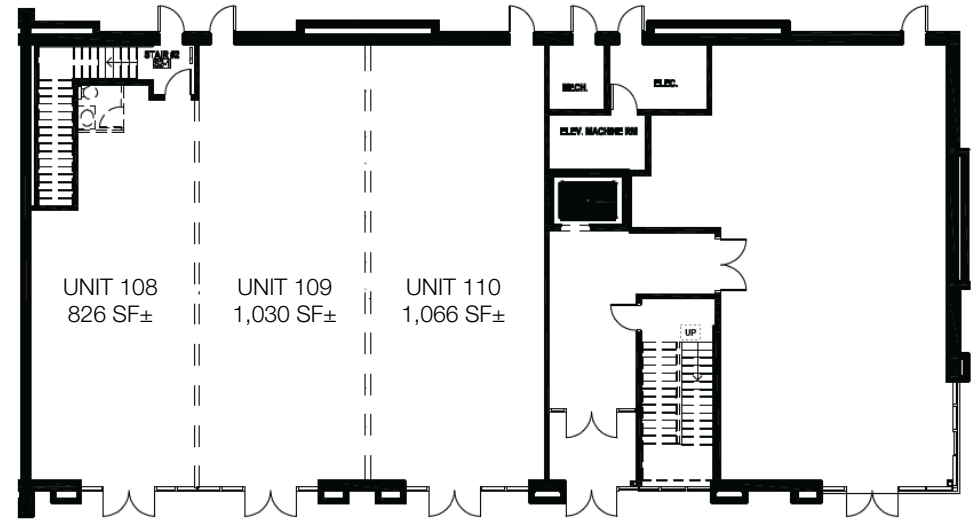


\$3.2B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2120800 Units 1-3
YEAR BUILT	2019
ZONING	Business Commercial (CB)
AVAILABLE	Immediately
SIGNAGE	Building and pylon available and negotiable
PARKING	4 stalls per 1,000 sq.ft.



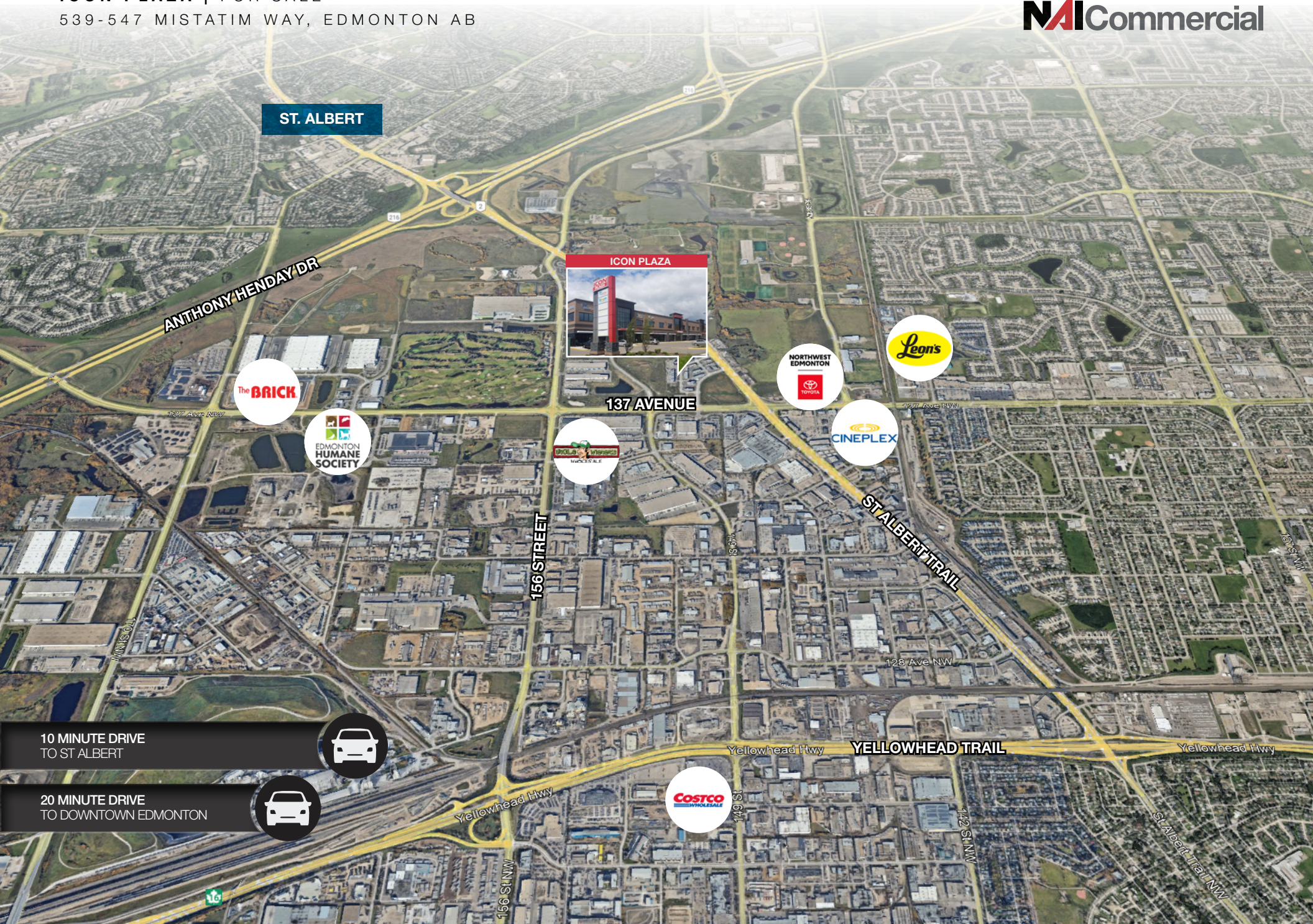
UNIT #	CIVIC #	SALEABLE SF	CONDO FEES/MONTH	PROPERTY TAXES 2024	LIST PRICE
108	539 Mistatim Way	826	\$359 (\$5.22/sq.ft.)	\$6,748	\$379,960 (\$460/sq.ft.)
109	543 Mistatim Way	1,030	\$448 (\$5.22/sq.ft.)	\$8,151	\$473,800 (\$460/sq.ft.)
110	547 Mistatim Way	1,066	\$464 (\$5.22/sq.ft.)	\$8,389	\$490,360 (\$460/sq.ft.)

*Contiguous 2,922 sq.ft.±



ICON PLAZA | FOR SALE
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NAI Commercial



ST. ALBERT



ICON PLAZA

137 AVENUE



10 MINUTE DRIVE
TO ST ALBERT



20 MINUTE DRIVE
TO DOWNTOWN EDMONTON



Ownership Benefits.

Invest in your property.

Why it makes sense.



Great Value.

ICON Plaza condo units are priced to sell. Take advantage of buying hard to find commercial units.



Unparalleled Location and Access.

Thanks to its prime location near St. Albert Trail, Anthony Henday, and Yellowhead Trail, your space is incredibly convenient for everyone to reach.



Build Equity.

Why lease when you can build equity for your retirement. Invest in your bank account not the landlord's.



Control Your Destiny.

Owning means no more landlord favoured lease agreements, no more operating costs reconciliations, no more rental rate hikes.

How will owner-occupied financing help you achieve your goals?

Access Higher Leverage

With up to 100% financing, you could potentially preserve working capital to be deployed in your business for other assets such as equipment purchases.

Reduce Monthly Payments

With the right rate secured you can leverage longer amortization periods with repayment of your mortgage spread out over a longer period of time, which could lower payments each month.

Tap Into Flexible Conditions

Owner-occupied financing potentially offers a variety of customizable conditions for your unique needs such as principle postponement periods and options for the completion of tenant improvement work.

Build Equity

Contribute your monthly principal payments as a long term investment and increase the potential for your business' future growth opportunities.

Owner-occupied financing.

Capitalize on both the stability and flexibility your business needs to thrive.



What is owner-occupied financing?

In contrast to many commercial real estate transactions where a property is purchased with the intention of generating rental or investment income, owner-occupied financing is a beneficial capital solution to consider if your business owns the office space or building that you operate out of.

The primary advantage of owner-occupied financing is that you tend to receive more favourable financing terms and conditions including lower down payment requirements and less stringent reporting criteria.



Is owner-occupied financing right for you?

If your business has been in operation for at least 24 months, you will be eligible for a variety of owner-occupied financing options.



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