

## \$1,550,000 - 15454 131 Avenue, Edmonton

MLS® #E4441574

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Mistatim Industrial, Edmonton, AB

Prime opportunity to own a versatile commercial space in the well-established Mistatim Industrial Area. This offering includes two combined units, totaling: 7,557 sq ft on the main floor 855 sq ft on the first mezzanine level 2,812 sq ft on the second mezzanine level Total developed space: 11,224 sq ft Zoned IM (Medium Industrial District), this property allows for a variety of industrial and commercial uses, including warehouse, light manufacturing, retail showroom, service-based businesses, and more. Property Highlights: Built in 2007 – modern construction and functionality Lot size: 832 square meters Excellent access to major transportation routes including Yellowhead Trail, Anthony Henday, and St. Albert Trail Ideal for owner-users, investors, or expanding businesses Well-maintained and move-in ready This is a rare opportunity to secure a large, adaptable commercial space in a sought-after industrial node of northwest Edmonton.

Built in 2007

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4441574    |
| Price     | \$1,550,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |



|            |            |
|------------|------------|
| Year Built | 2007       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 15454 131 Avenue    |
| Area        | Edmonton            |
| Subdivision | Mistatim Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5V 0A1             |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 119            |
| Zoning         | Zone 40        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 6th, 2025 at 1:47am MDT