

\$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 | 60 |
| 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 August 8th, 2025 at 8:02pm MDT