

## \$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	53
Zoning	Zone 40

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Listing information last updated on August 1st, 2025 at 8:17pm MDT