

FOR SALE – COMMERCIAL LAND

MISTATIM INDUSTRIAL

Edmonton

FILE#: CS250120

HOLDING#: 1006785

LAST UPDATE: August 2026

SUBJECT PROPERTY

ROAD RIGHT-OF-WAY

13405 – 149 Street NW
\$700,000

Property Type:	Vacant Land
Neighbourhood:	Mistatim Industrial
Sector:	North West
Legal Description:	Plan 0922785 Block 4 Lot 8
Area:	0.69 acres (more or less)
Existing Land Use Zone:	BE – Business Employment
Tax Roll Number:	10158684
Estimated Taxes 2026: (subject to verification by Assessment and Taxation)	\$21,993.62
Annual Local Imp. Charges:	Not Available

The City is selling commercial land in Mistatim Industrial neighbourhood at the corner of 149 Street NW and 134 Avenue NW. The site is located less than a 5-minute drive to St. Albert Trail NW and Yellowhead Trail NW, providing exceptional connectivity to the entire City.

The lot is zoned **Business Employment (BE)**, allowing buyers to develop the site for many commercial or industrial uses. Full municipal utilities are available at the lot line. The great location is an attractive option for those seeking a convenient and high-potential business environment.

All costs associated with roadway modifications, upgrading, modification/relocation of existing services, required by any new development, will be borne by the Buyer. Please note that a small portion in the southwest corner of the site will be registered as road right-of-way, as the existing sidewalk is there.

Buyer's Application Form

[DOWNLOAD PDF](#) (scan, email or mail)

10th Floor Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

City of Edmonton
OWNER
Real Estate and Land Development

The information contained herein is believed to be true, but does not constitute a contract. Buyers should verify all information to their own satisfaction. Price, terms and conditions are subject to change within notice. GST is not included in price.

edmonton.ca/PropertySales

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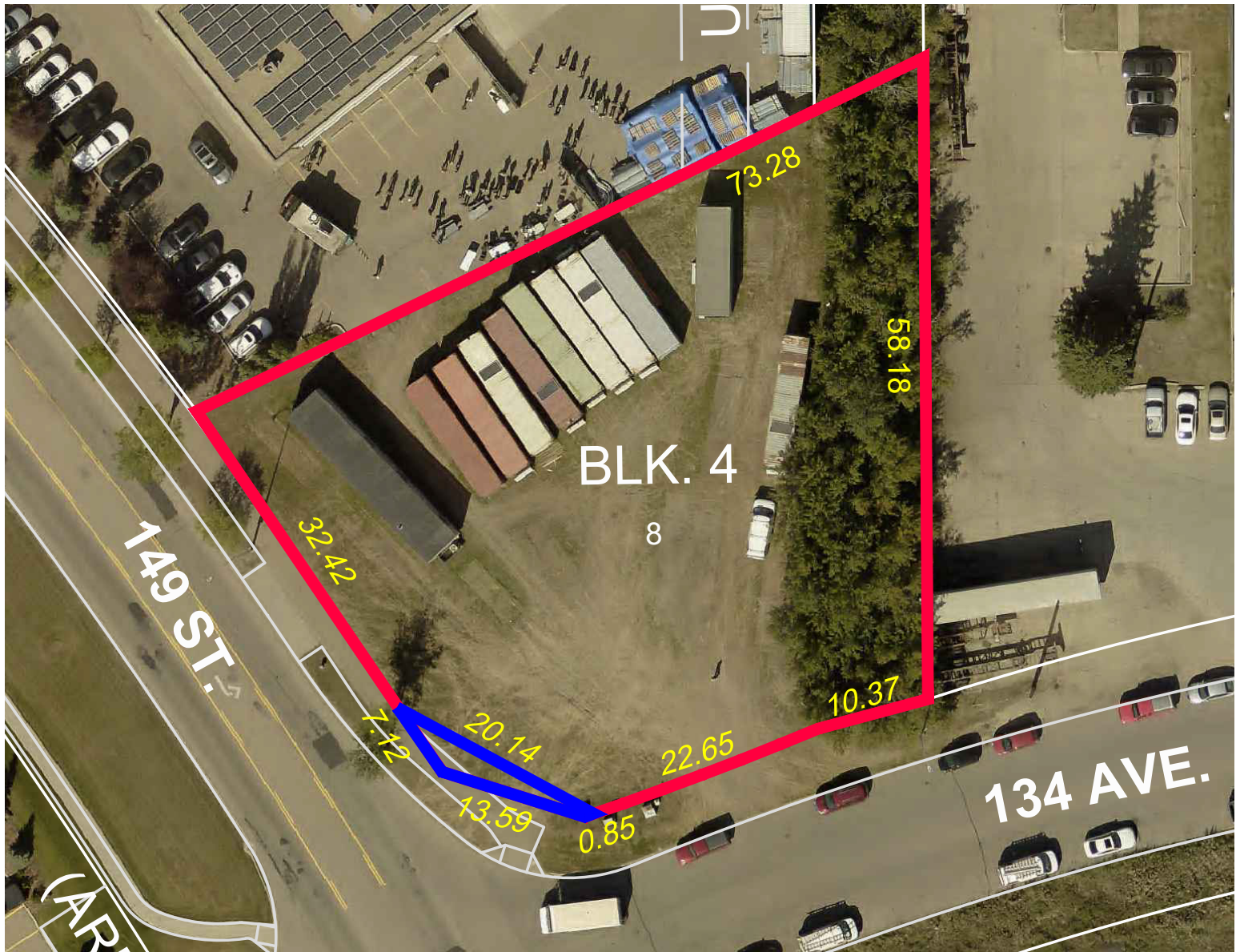
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AERIAL VIEW



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CONDITIONS OF SALE

1. All sales are subject to approval of the Branch Manager of Real Estate and Land Development, Infrastructure Services, and/or the Executive Committee of the City Council.
2. The Buyer will be required to enter into a Sale and Development Agreement and a Buy Back Option Agreement for the Development. Among other things, the agreement will contain the following requirements and conditions:
 - the Buyer must commence construction within one (1) year of the Closing Date and complete construction within three (3) years of the Closing Date.
 - the Buyer's development must use 15% less energy than a typical new similar development, as certified by the project architect or engineer upon completion.
 - provision of a deposit in the amount of 10% of the purchase price upon execution of a Sale and Development Agreement and a performance fee of 10% of the purchase price. This is tied to completion of the development within 3 years of closing and achieving the required energy efficiency requirements.
3. The City will be responsible for getting a road right-of-way plan, that will be registered prior to the transfer of land.
4. All costs associated with the development of this site will be borne by the Buyer, including roadway modifications, upgrading and modification/relocation of existing services.
5. The site is being sold on a strictly as is, where is basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Buyers sole risk; the Buyer has an obligation to ascertain the accuracy of all such information. The site was previously used for the storage of sea cans, vehicles and mobile trailers, therefore, environmental contamination is possible, although, at this time there are no known environmental concerns.
6. The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.

PURCHASE PROCESS

1. In order to give all interested parties an equal opportunity, all submissions received will be held until **4:00 p.m. on Friday, September 18, 2026**. After that time, the City will contact the applicant(s) that the City selects, to further negotiate.

All interested parties must submit a [buyer's application form](#) and send it to the City. If your submission is deemed acceptable, the City may contact you to further negotiate and formalize a Sale Agreement. All submissions should be emailed to:

propertysales@edmonton.ca

Email Subject Line:

"CS250120 Mistatim Industrial – Submission"

or Mail to:

Attn: Supervisor, Property Sales
2nd Floor Mailroom, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, AB T5J 0J4

2. Buyers must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
3. Successful proponents will have 90 days from receipt of the sale agreement to return the executed document, or the City will proceed to the next offer or relist the property.

ADDITIONAL INFORMATION

For additional background information, applicants may review the following documents:

- [BE – Business Employment](#)
- [Garrison Heliport – Airport Protection Overlay](#)
- [Jasper Place District Plan](#)