

FOR LEASE





ELITE CENTRE ON 50TH

NAICommercial



5745 - 50 STREET | EDMONTON, AB | CORNER RETAIL CONDO BAY

PROPERTY HIGHLIGHTS

-  **Prime Retail Location** - High visibility retail bay located at 50 St & Roper Road, a major intersection with heavy daily traffic
-  **Exclusive Use Available** - Secure your spot as the only Pizza restaurant in the complex
-  **Ideal Unit Size & Layout** – Efficient space designed for restaurant operations with flexible build-out options
-  **Strategically Located** - Surrounded by established residential neighborhoods and thriving commercial hubs



31,631
DAYTIME POPULATION



2.8%
ANNUAL GROWTH
2023-2033



30,177
EMPLOYEES



\$878M
CONSUMER SPENDING



32.560
50 STREET NORTH
OF 55 AVENUE



\$112,117
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

JESSE ALAEDDINE

Associate
587 635 5613
jesse@naiedmonton.com

HENNADIY (GHENA) MENYAYLOV

Senior Associate
780 436 7477
ghena@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



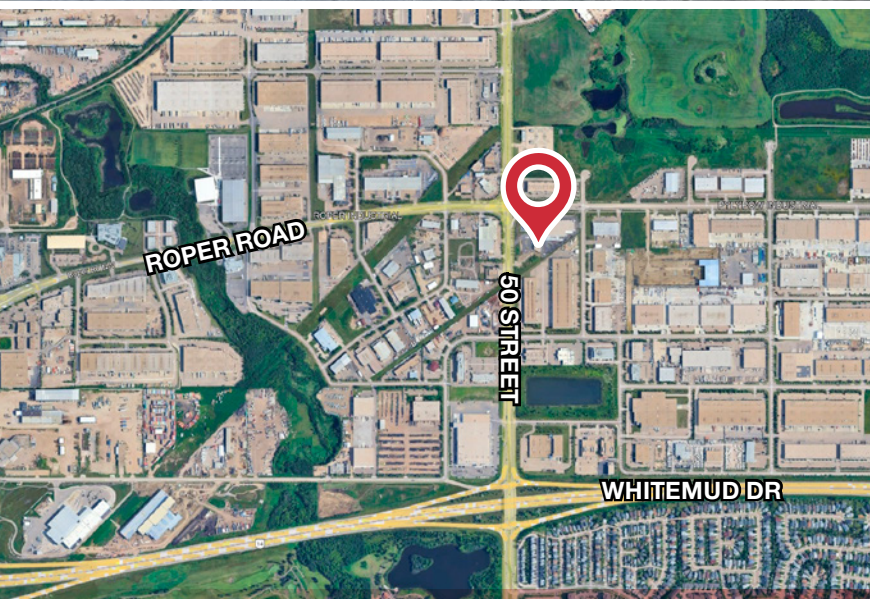
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,469 sq.ft.±
LEGAL DESCRIPTION	Plan: 2420485, Unit 8
ZONING	BE
YEAR BUILT	2023
POWER	200 amp, 3 phase
PARKING	Unassigned
LEASE RATE	Starting at \$37.00/sq.ft./annum net
OPERATING COSTS	\$15.00/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance and management fees
LEASE TERM	3-10 years



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

7787 JA25