

OVER 30,000 VPD ON 50TH STREET

BAY ADJACENT TO STARBUCKS

 CUSHMAN &
WAKEFIELD
Edmonton

FOR LEASE

50 NORTH

CENTRE

5034 127 AVENUE, EDMONTON AB

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PROPERTY HIGHLIGHTS

- CRU A - 1,750 SF - immediate possession.
- Prominent on property is a pad site with Starbucks and Keto Bakery - "No Sugar - No Problem".
- 50 NORTH includes: NAPA Auto Parts, Bianca Amor's Liquidation Supercentre and Champion City Church.
- Pylon signage available.
- Over 50 parking stalls available for customers and staff, including two (2) exclusive parking stalls.
- Quick and easy access to Yellowhead Trail from 50 Street.
- Northbound gives access to Manning Freeway and Henday Drive.
- Area boasts a dense mixture of residential, commercial and industrial neighborhoods.

ZONING ALLOWS FOR:

- ✓ Health Services
- ✓ Personal Care Services
- ✓ Fast Food
- ✓ General Retail

AERIAL VIEW



FORT ROAD (MANNING FREEWAY)
LRT LINE

137 AVENUE

HERMITAGE ROAD NW

127 AVENUE NW

50 STREET NW

YELLOWHEAD TRAIL

PET SMART

COSTCO WHOLESALE

REAL CANADIAN SUPERSTORE

CIBC

THE HOME DEPOT

Earls
KITCHEN • BAR

STAPLES
www.staples.com

TD

SUBWAY

O2's
TAP HOUSE & GRILL



Tim Hortons



CRU A

No Sugar - No Problem
Sugar Free • Low Carb • Gluten Free

BAKERY

Arby's

McDonald's

LIQUOR EXPRESS

Bianca Amor's
LIQUIDATION
SUPERCENTRE

NAPA
AUTO PARTS

DEMOGRAPHICS



POPULATION

1km	3km	5km
3,952	74,995	183,876



HOUSEHOLDS

1km	3km	5km
1,345	29,728	71,167



AVERAGE HOUSEHOLD INCOME

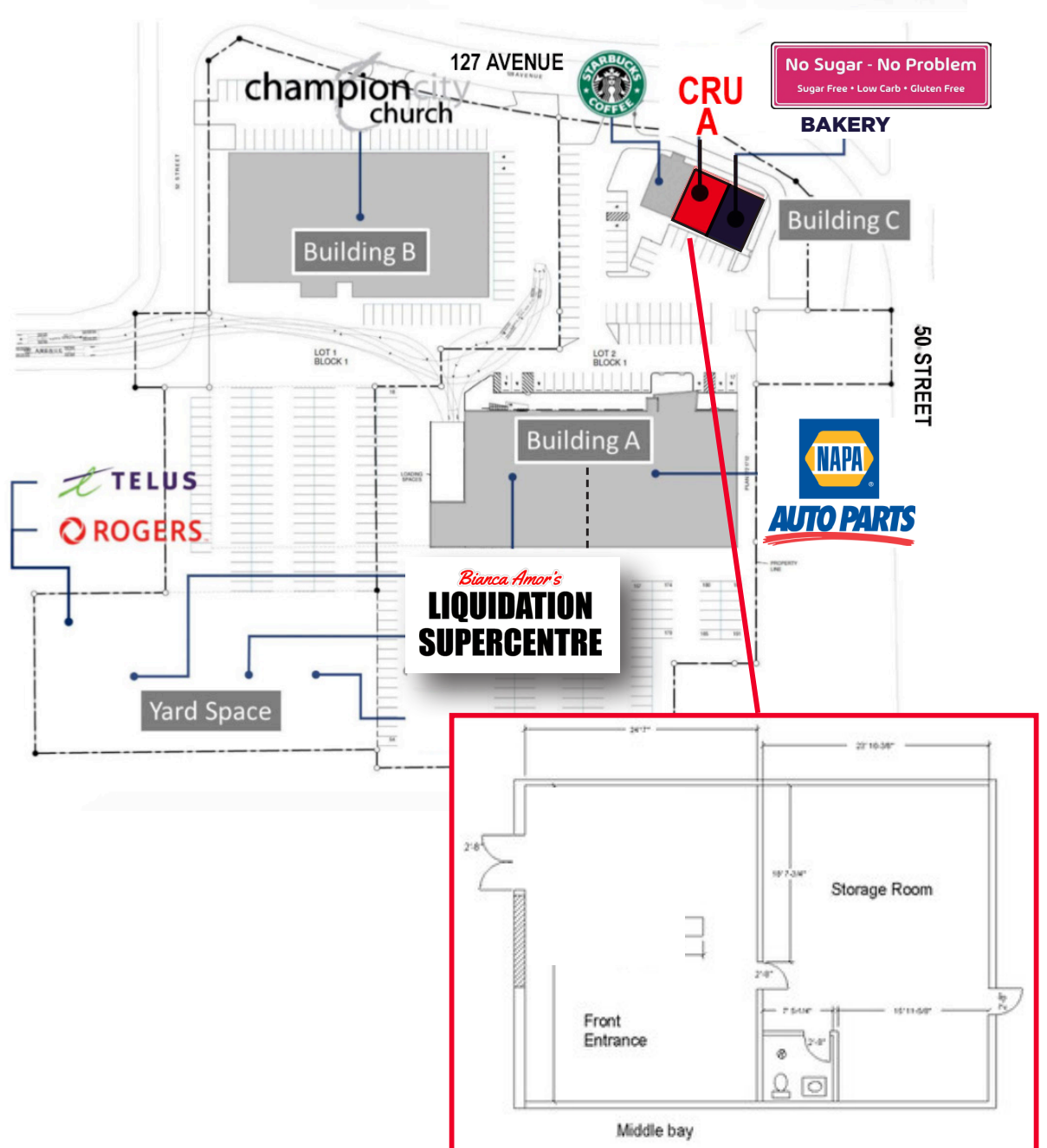
1km	3km	5km
\$91,258	\$86,310	\$91,377



VEHICLES PER DAY

30,600 VPD on 50 Street NW
 3,800 VPD on 127 Avenue NW
 24,800 VPD on Yellowhead Trail

SITE PLAN/FLOOR PLAN



PROPERTY DETAILS

MUNICIPAL ADDRESS	5034 - 127 Avenue NW, Edmonton, AB
LEGAL DESCRIPTION	Plan 9422302, Block 1, Lot 2
ZONING	CB - Business Commercial Zone
NEIGHBOURHOOD	Kennendale
BUILDING SIZE	CRU A - 1,750 SF (End cap also available - contact agent)

BUILT	2018
LEASE RATE	Competitive market rates
T.I. ALLOWANCE	Call Agent
OPERATING COST	\$15.14/SF/annum.
LOADING AREA	Rear man door and front double man doors
PARKING AREA	Immediate access to 50 stalls





STARBUCKS

DRIVE THRU

5038 - 127 Ave NW



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