

FOR SALE & FOR LEASE

HIGH EXPOSURE COMMERCIAL PROPERTY AVAILABLE FOR LEASE OR REDEVELOPMENT

**5074 130 AVENUE
(Hermitage Road)**
EDMONTON, AB

Adam Martinson

Partner

780 701 3285

adam.martinson@cwedmonton.com

Cushman & Wakefield Edmonton

Suite 2700, TD Tower

10088 102 Avenue

Edmonton, AB T5J 2Z1

cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. May 27, 2025



5074 130 AVENUE
EDMONTON, AB

TRADE AREA DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME
\$106,533



POPULATION (2022)
±300,000

Cushman and Wakefield Edmonton proudly presents a rare opportunity for retailers and developers in the established neighborhood of Clareview and Hermitage. This well-located property offers outstanding visibility, easy access to major arterial roads, and its recent re-zoning to CG (General Commercial) provides remarkable versatility for various businesses and re-development with ability to develop 400+ Multi-family units.

LOCATION OVERVIEW



SITE

STAPLES

THE HOME DEPOT

COSTCO WHOLESALE

30,800
VEHICLES PER DAY

LONDONDERRY MALL

SAFEWAY

50 STREET

34,900
VEHICLES PER DAY

MANNING DRIVE

137 AVENUE

Superstore

27,300
VEHICLES PER DAY

CLAREVIEW LRT STATION

GoodLife FITNESS

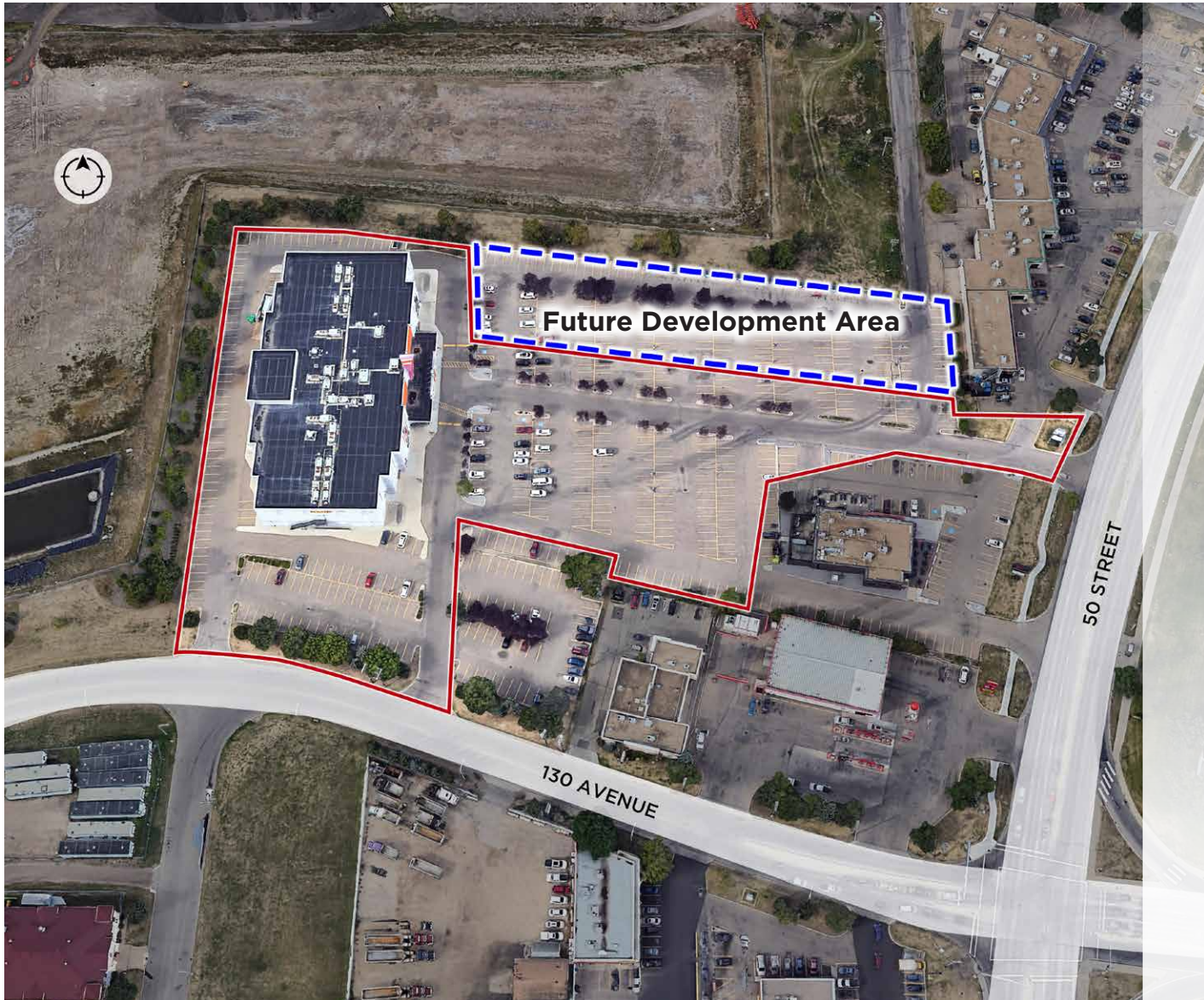
ONE MILLION SQUARE FEET OF RETAIL
WITHIN ONE KILOMETER

CLAREVIEW TOWN CENTRE

Walmart
Supercentres

Clareview
COMMUNITY RECREATION CENTRE





REDEVELOPMENT OPPORTUNITY

This rare opportunity provides prospective developers or end users with a fully serviced, paved rezoned CG (General Commercial), and an existing 39,893 SF building on site for immediate development.

With limited retail and office condo projects in northeast Edmonton, the property is perfectly located for new businesses looking to own their own space.

Property now has the ability to support 400+ units of Multi-family developments. Ask listing agents for proposed site plans.



Building:	39,893 SF
Parcel:	5.98 Acres
Future Development Area:	58,125 SF
Future Development Area Potential :	25,000 SF

PROPERTY DETAILS

BUILDING SIZE
39,893 SF

LOT AREA
± 5.98 ACRES

ZONING
**CG -
GENERAL COMMERCIAL**

LEGAL DESCRIPTION
**PLAN 9424055
BLOCK 9 LOT 3**

PROPERTY TAX 2023
\$140,938

PARKING
500 STALLS

ACCESS:
**DIRECT ACCESS TO 50TH
STREET AND HERMITAGE ROAD**

SALE PRICE
\$7,500,000

LEASE RATE
**CONTACT LISTING AGENT
FOR DETAILS**



IDEAL USERS



MIXED USE (RETAIL/MULTIFAMILY)



ENTERTAINMENT USES



AUTOMOTIVE



ENTERTAINMENT



FOOD STORES



FURNITURE STORES



GYM/FITNESS



PHARMACY



Adam Martinson

Partner

780 701 3285

adam.martinson@cwedmonton.com