

FOR SALE & FOR LEASE

HIGH EXPOSURE COMMERCIAL PROPERTY AVAILABLE FOR LEASE OR REDEVELOPMENT

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

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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 CB2 provides remarkable versatility for various businesses and re-developments.

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+

**CLAREVIEW
LRT STATION**

**GoodLife
FITNESS**

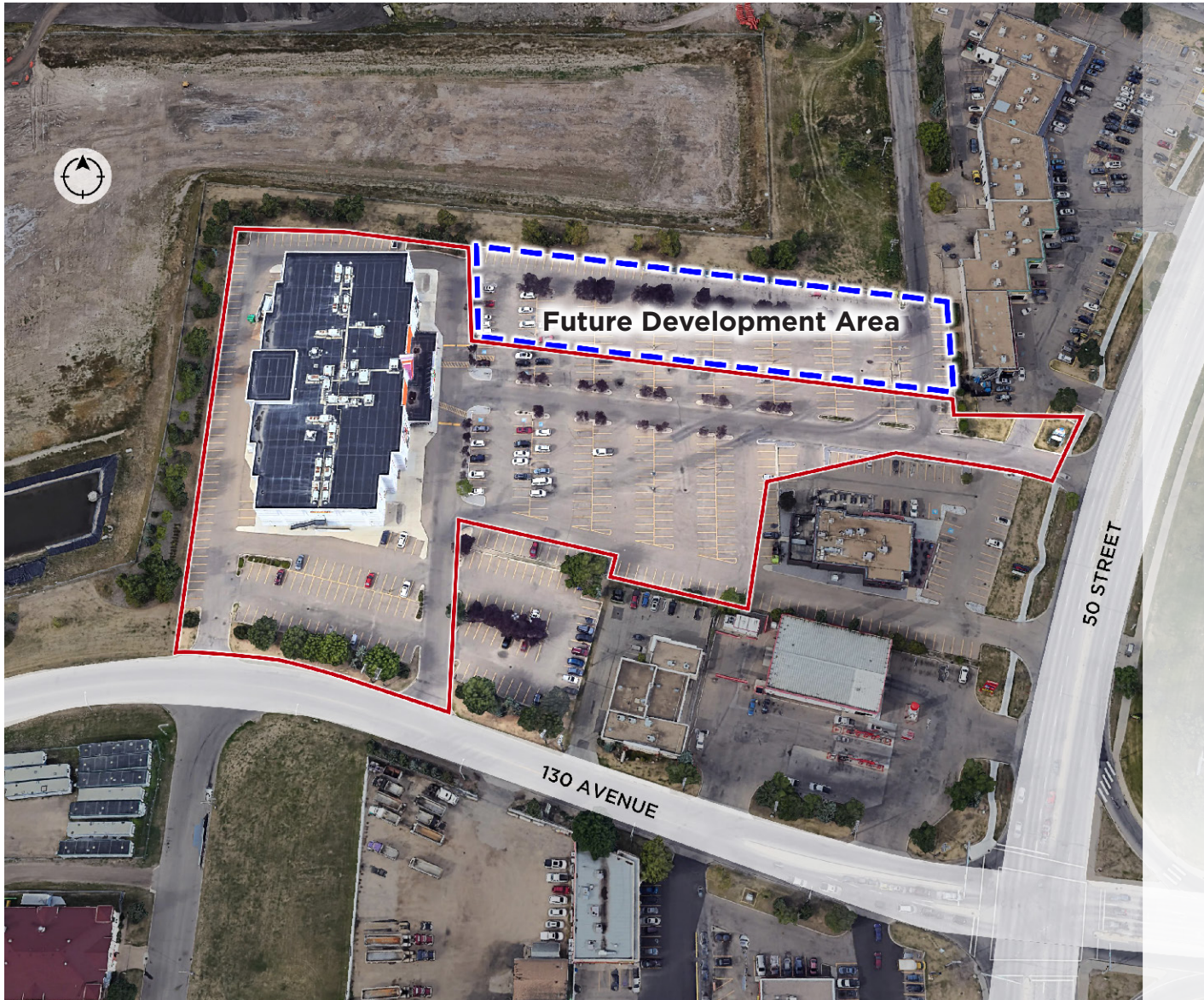
27,300
VEHICLES PER DAY

**CLAREVIEW TOWN
CENTRE**

**Walmart
Supercentres**

**Clareview
COMMUNITY RECREATION CENTRE**

ONE MILLION SQUARE FEET OF RETAIL
WITHIN ONE KILOMETER



REDEVELOPMENT OPPORTUNITY

This rare opportunity provides prospective developers or end users with a fully serviced, paved rezoned (CB2), 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.



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
**CB2 -
GENERAL BUSINESS DISTRICT**

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
\$6,950,000.00

LEASE RATE
**CONTACT LISTING AGENT
FOR DETAILS**



IDEAL USERS



AUTOMOTIVE



ENTERTAINMENT



FOOD STORES



FURNITURE STORES



GYM/FITNESS



PHARMACY



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