

## 750 - 1,714 SF AVAILABLE IMMEDIATELY!

#### PROPERTY HIGHLIGHTS

- Join Parhar Dental Group, Wok Box, Boardwalk Burger, Firesale Cannabis, Freshi, Techise, Supplement King, and many more!
- Strategically located on the North West Corner of 137th Avenue & 50th Street.
- Average number of vehicles per weekday along 137th Avenue is over 27,400 and along 50th Street is over 23,000!
- High exposure signage opportunities available.
- CB2 General Business Zoning allows for a large variety of uses.
- Nearby Tenants include Holiday Inn Express, Tim Hortons, Esso, 7-Eleven, Costco, Real Canadian Superstore, PetSmart, Shoppers Drug Mart and many others!

#### **Devan Ramage**

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### CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

### **PROPERTY DETAILS**

Municipal Address: 13750 50 Street NW, Edmonton, AB

Legal Description: Plan 0520351, Block 4

**Zoning:** CB2 General Business Zone

Neighbourhood: Clareview Town Centre

**Built:** 2018

Availability: 750 - 1,714 SF

Lease Rate: Market

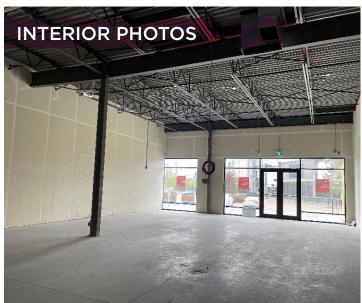
Additional Rent: \$12.97 per SF (2023)

### **AERIAL**



## **PROPERTY PHOTOS**



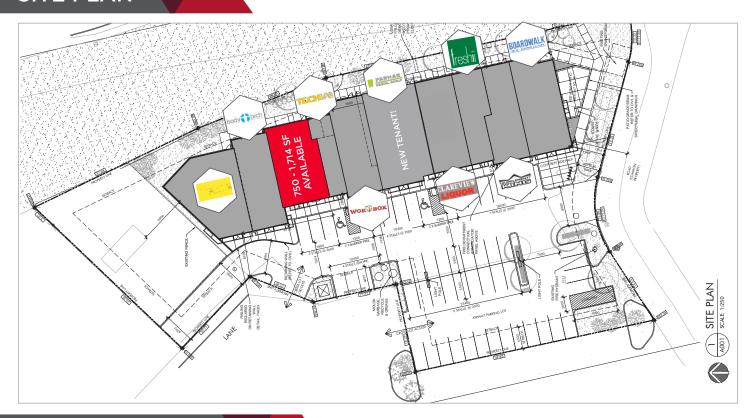




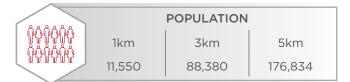


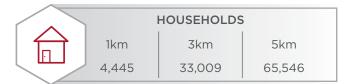


# SITE PLAN



## **DEMOGRAPHICS**











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