



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

CLAREVIEW CROSSING

13750 50 Street NW,
Edmonton, AB



AVAILABLE IMMEDIATELY!

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!

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CUSHMAN & WAKEFIELD Edmonton

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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

UNIT 16: 750 - 1,714 SF




INTERIOR PHOTOS





SITE PLAN




DEMOGRAPHICS

|  | POPULATION | | |
|---|------------|--------|---------|
| | 1km | 3km | 5km |
| | 11,550 | 88,380 | 176,834 |

|  | AVERAGE INCOME | | |
|---|----------------|----------|----------|
| | 1km | 3km | 5km |
| | \$83,892 | \$93,074 | \$95,310 |

|  | HOUSEHOLDS | | |
|---|------------|--------|--------|
| | 1km | 3km | 5km |
| | 4,445 | 33,009 | 65,546 |

|  | VEHICLES PER DAY | |
|---|---|--|
| | 23,100 on 50 Street 27,500 on 137 Avenue | |



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