



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

GOLD BAR CENTRE

5036 106 Avenue NW, Edmonton, AB

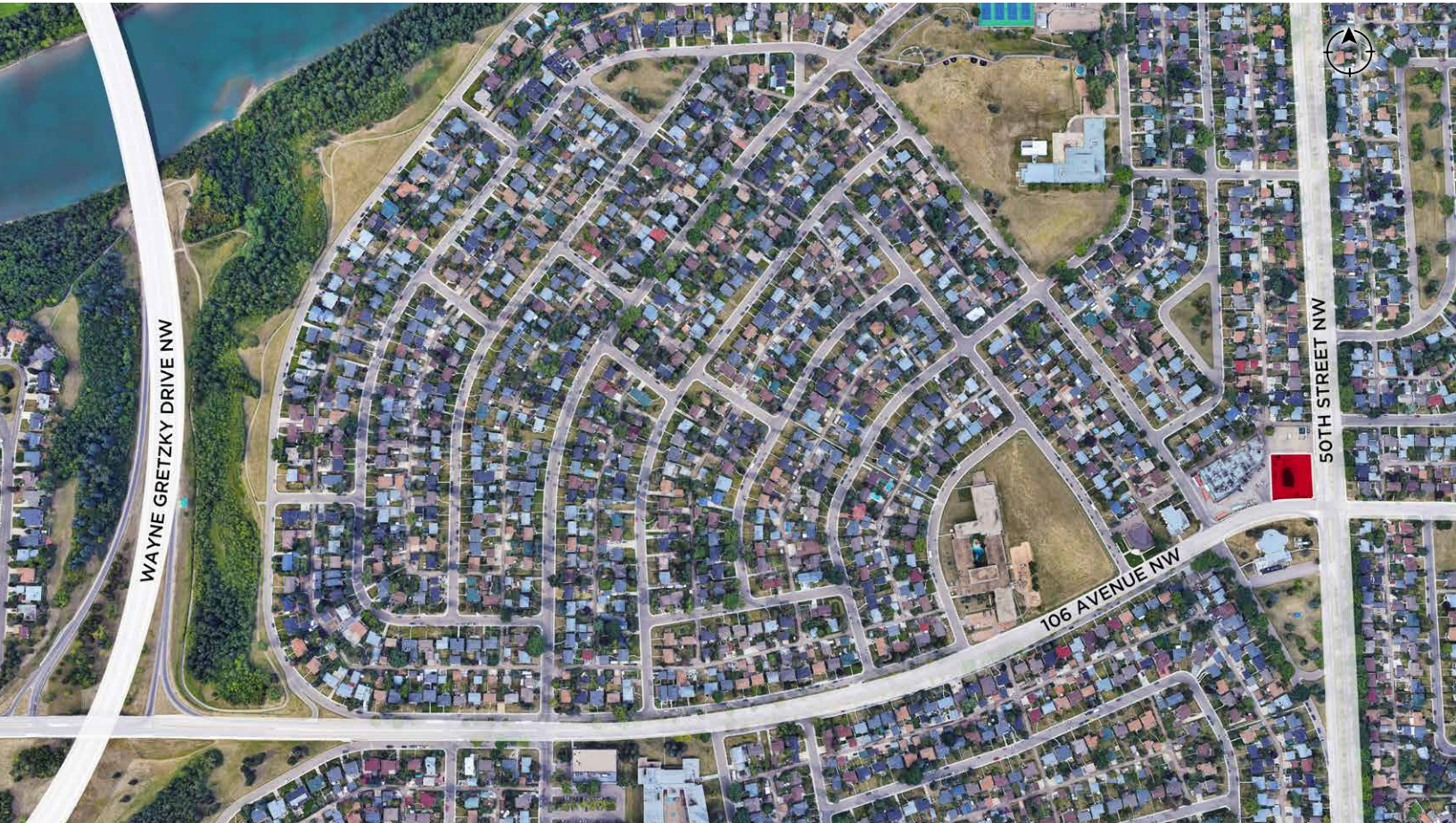
FUTURE PAD OPPORTUNITY PROPERTY HIGHLIGHTS

- New opportunity for potential retail or drive thru tenants with great exposure and visibility to 50th street traffic
- Future PAD opportunity, up to 5,000 SF available
- Ample parking available on site
- Located in a dense residential neighbourhood
- Close access to Wayne Gretzky Drive and Anthony Henday and convenient access to Downtown
- Flexible size opportunities available including drive-thru capability
- Pylon sign opportunity available
- Existing Tenants: All Care Pharmacy, Dry Cleaner, Daycare, Hair Salon, Barbershop and Catch of the week Fish Market

CUSHMAN & WAKEFIELD
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RESTAURANT/FAST FOOD



MEDICAL CENTRE



DAYCARE

PROPERTY DETAILS

Municipal Address: 5036 106 Avenue NW, Edmonton, AB

Legal Description: Plan 1821688 Block 30 Lot 41

Zoning: Neighbourhood Convenience

Neighbourhood: Gold Bar

Parking: Ample

Lot Area: Intersection of 50th Street & 106 Avenue

Size: Up to 5,000 SF

DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	6,428	43,681	130,660

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	2,585	18,586	56,520

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$126,989	\$99,286	\$86,836

VEHICLES PER DAY	VEHICLES PER DAY	
	106 Avenue NW	50 Street NW
	16,000	17,600

EXTERIOR PHOTOS





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