



**CUSHMAN &  
WAKEFIELD**  
Edmonton

AVAILABLE - SPRING 2023

FOR LEASE



# AIRPORT ROAD PLAZA

50 Airport Road NW,  
Edmonton, AB

## EXCELLENT EXPOSURE TO NEW AND BUSY BLATCHFORD COMMUNITY PROPERTY HIGHLIGHTS

- Large well appointed private offices
- Reception area with immediate access to boardroom
- Open bullpen area for collaboration or planning sessions
- Bistro style lunch room and two separate bathrooms
- Secure storage or filing room with adjacent server room
- Attached Warehouse with O/H door and mezzanine for storage
- Warehouse has separate kitchen and bathroom.
- Easy access from Kingsway and Yellowhead Trail

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## PROPERTY DETAILS

<b>Municipal Address:</b>	50 Airport Road, Edmonton, AB
<b>Zoning:</b>	Industrial Business Zone (IB)
<b>Neighbourhood:</b>	Blatchford Area
<b>Built:</b>	1965
<b>Parking Area:</b>	Free on-site and street parking
<b>Size:</b>	5,355 SF
<b>Lease Rate:</b>	\$15.00 per SF
<b>Operating Costs:</b>	\$6.00 per SF (2022)
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Business Support Services</li> <li>• Equipment Rental</li> <li>• Health Services</li> <li>• Personal Service Shops</li> <li>• Private Education Services</li> <li>• Professional, Financial &amp; Office Support Services</li> <li>• Veterinary Services</li> <li>• Specialty Food Services</li> </ul>

<b>Power:</b>	3 Phase, 400 amp, 12/240 Volt
<b>Warehouse Ceiling Height:</b>	20' to roof deck, 19' clear
<b>Overhead Door:</b>	16' x 16'
<b>Layout of Space:</b>	Excellent opportunity to locate your Office or Warehouse business near the exciting community of Blatchford. This retail plaza is directly opposite the first phase of this ambitious 536 acre neighbourhood.

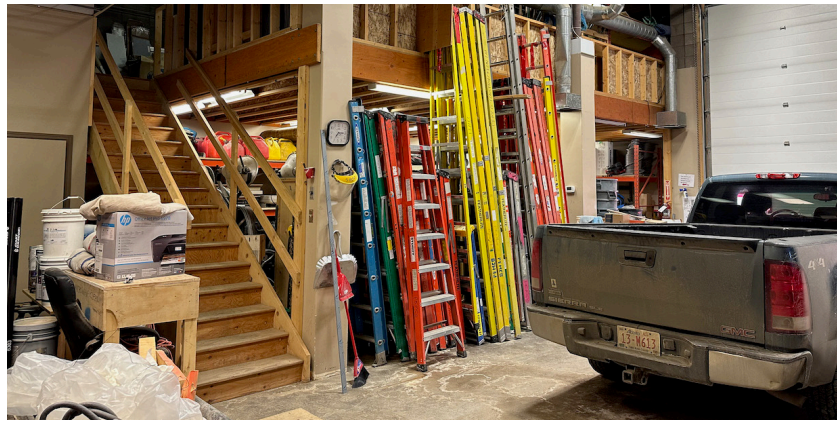
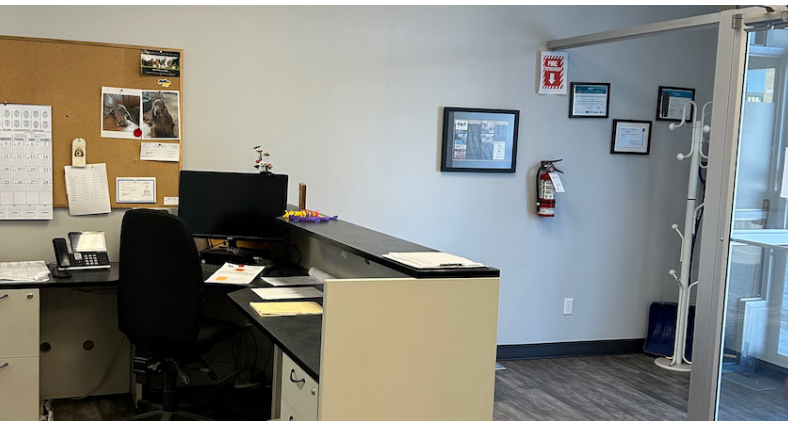
The unit is currently utilized by a construction company with all standard amenities: reception, board room, lunch room and multiple private offices within space.

## AERIAL

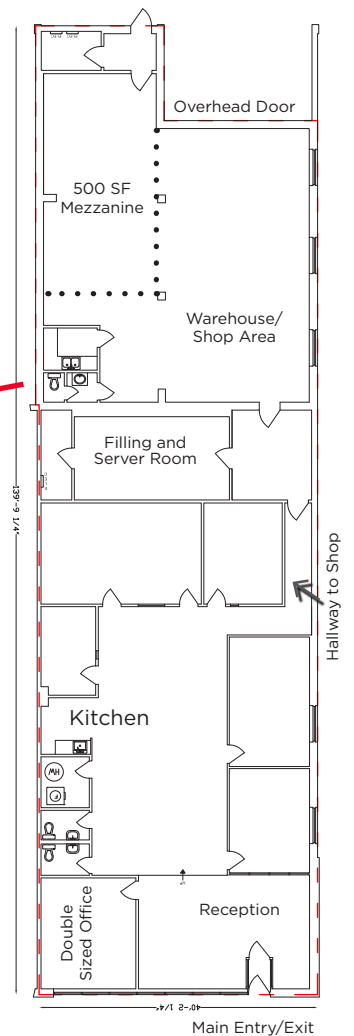
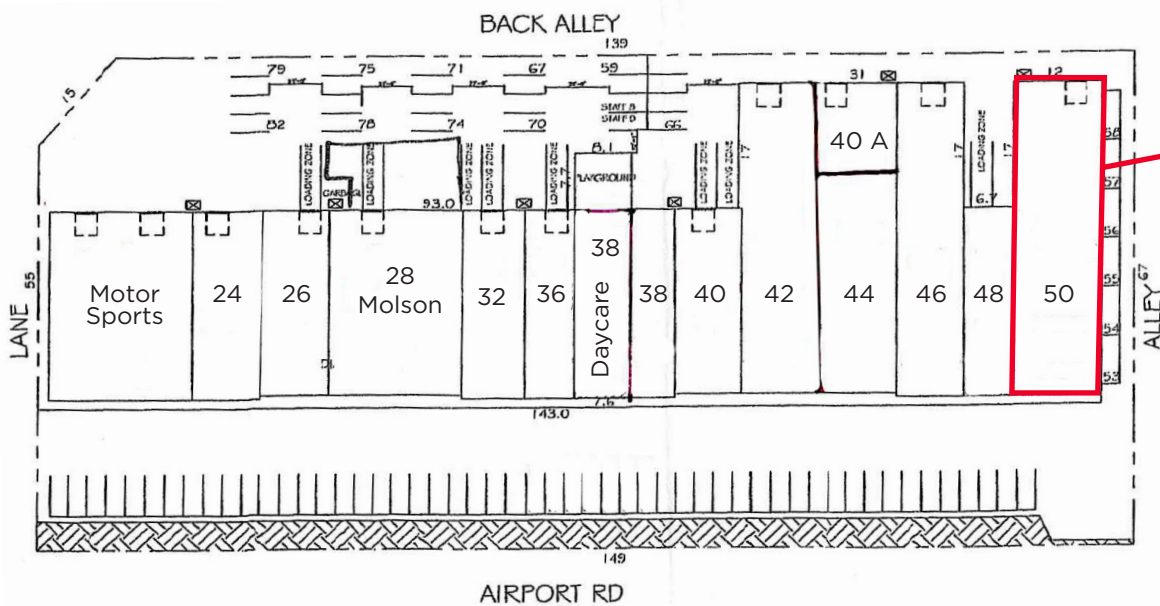





## PROPERTY PHOTOS





## FLOOR PLAN




# DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	2,742	87,221	198,016

	AVERAGE INCOME		
	1km	3km	5km
	\$71,635	\$75,312	\$86,901

	HOUSEHOLDS		
	1km	3km	5km
	1,317	42,488	91,802

	VEHICLES PER DAY		
	33,600 on Kingsway Road in front of property in 2018		



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