

# DISTRICT ON 50TH

12988 - 50th Street NW,  
Edmonton, AB



**1,391 SF AVAILABLE!**

**CUSHMAN & WAKEFIELD  
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# PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 50th Street.
- Come join existing tenants Tim Hortons, Ricky's, Coop Gas & Convenience and others.
- 50th Street sees over 35,000 vehicles per day!
- Over 4,000 residents within a 1km radius.
- Area retailers include McDonalds, Church's Chicken, Subway, Wendy's, Dollarama, Starbucks and many others!
- High exposure signage opportunities available.
- (CB2) Business Commercial Zoning allows for a wide variety of uses.

# PROPERTY DETAILS

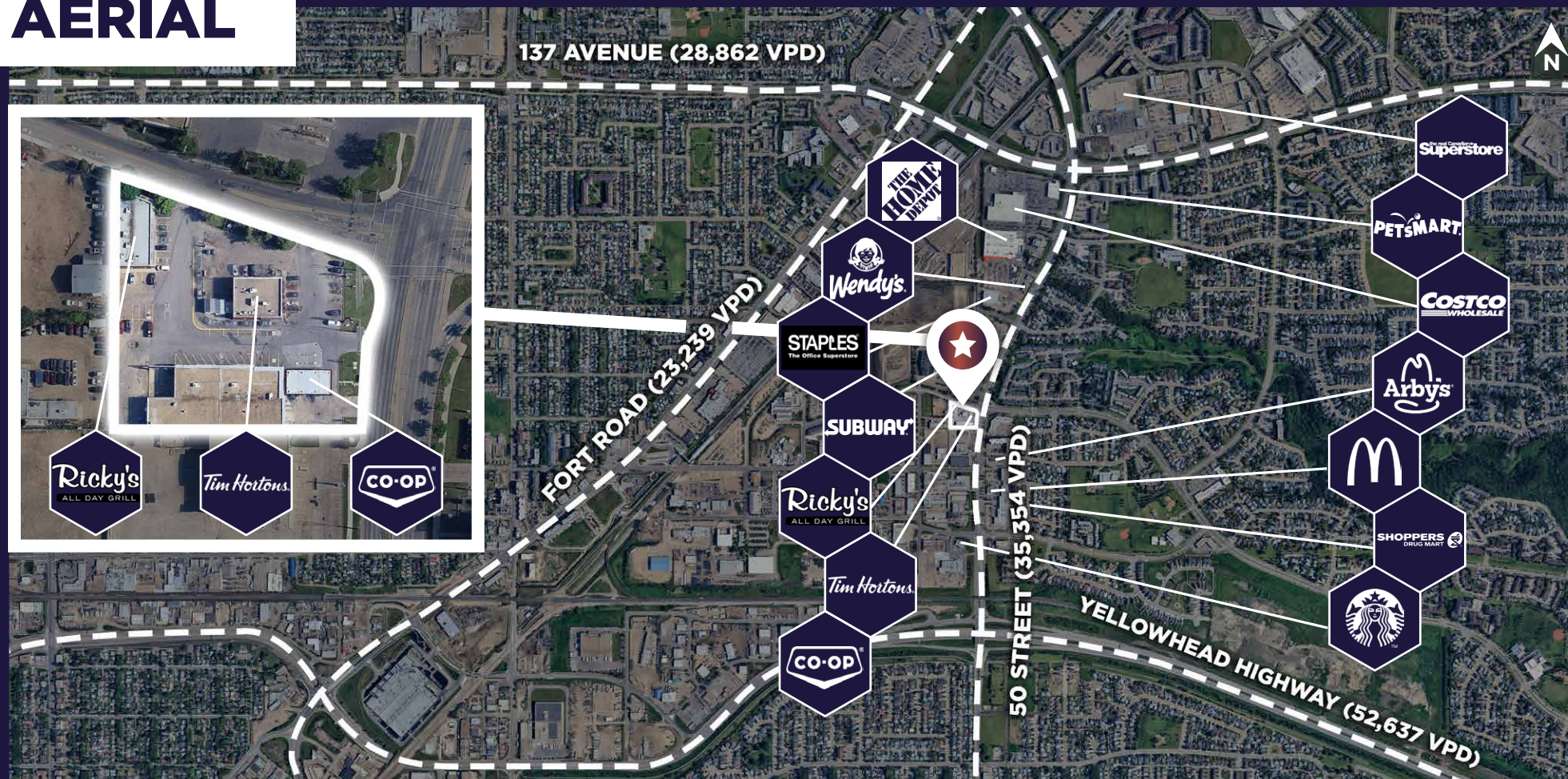
<b>MUNICIPAL ADDRESS:</b>	12988 - 50th Street NW
<b>LEGAL DESCRIPTION:</b>	Lot 4, Block Z, Plan 8267ET
<b>ZONING:</b>	(CB2) General Business Zoning
<b>NEIGHBOURHOOD:</b>	Kennedale Industrial
<b>BUILT:</b>	1986
<b>SIZE:</b>	1,391 SF
<b>LEASE RATE:</b>	Contact Listing Agent
<b>ADDITIONAL RENT:</b>	\$15.00 /SF (2025) Includes Utilities
<b>ESTIMATED AVAILABILITY:</b>	Q2-2026

## PROPERTY PHOTOS





# AERIAL



## DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
4,290	80,322	192,824



### HOUSEHOLD

1KM	3KM	5KM
1,052	19,838	47,436



### AVERAGE INCOME

1KM	3KM	5KM
\$98,505	\$105,039	\$112,403



# KEEP IN TOUCH

