

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 PHOTOS



PROPERTY DETAILS

MUNICIPAL ADDRESS: 12988 - 50th Street NW

LEGAL DESCRIPTION: Lot 4, Block Z, Plan 8267ET

ZONING: (CB2) General Business Zoning

NEIGHBOURHOOD: Kenedale Industrial

BUILT: 1986

SIZE: 1,391 SF

LEASE RATE: Contact Listing Agent

ADDITIONAL RENT: \$15.00 /SF (2025) Includes Utilities

ESTIMATED AVAILABILITY: Q2-2026



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

