

**OVER 30,000 VPD ON 50TH STREET**

**BAY ADJACENT TO STARBUCKS**

**CUSHMAN & WAKEFIELD**  
Edmonton

# FOR LEASE 50 NORTH CENTRE

**5034 127 AVENUE, EDMONTON AB**

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## PROPERTY HIGHLIGHTS

- CRU A - 1,750 SF - immediate possession.
- Prominent on property is a pad site with Starbucks and Keto Bakery - "No Sugar - No Problem".
- 50 NORTH includes: NAPA Auto Parts, Bianca Amor's Liquidation Supercentre and Champion City Church.
- Pylon signage available.
- Over 50 parking stalls available for customers and staff, including two (2) exclusive parking stalls.
- Quick and easy access to Yellowhead Trail from 50 Street.
- Northbound gives access to Manning Freeway and Henday Drive.
- Area boasts a dense mixture of residential, commercial and industrial neighborhoods.

## ZONING ALLOWS FOR:

- ✓ Health Services
- ✓ Personal Care Services
- ✓ Fast Food
- ✓ General Retail



# AERIAL VIEW



FORT ROAD (MANNING FREEWAY)

LRT LINE

137 AVENUE

HERMITAGE ROAD NW

127 AVENUE NW

50 STREET NW

YELLOWHEAD TRAIL



CRU A

No Sugar - No Problem  
Sugar Free • Low Carb • Gluten Free

BAKERY



Bianca Amor's  
LIQUIDATION  
SUPERCENTRE



LIQUOR  
EXPRESS





# DEMOGRAPHICS



## POPULATION

1km	3km	5km
3,952	74,995	183,876



## HOUSEHOLDS

1km	3km	5km
1,345	29,728	71,167



## AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$91,258	\$86,310	\$91,377



## VEHICLES PER DAY

30,600 VPD on 50 Street NW  
 3,800 VPD on 127 Avenue NW  
 24,800 VPD on Yellowhead Trail

# SITE PLAN/FLOOR PLAN



# PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	5034 - 127 Avenue NW, Edmonton, AB
<b>LEGAL DESCRIPTION</b>	Plan 9422302, Block 1, Lot 2
<b>ZONING</b>	CB - Business Commercial Zone
<b>NEIGHBOURHOOD</b>	Kennendale
<b>BUILDING SIZE</b>	CRU A - 1,750 SF (End cap also available - contact agent)

<b>BUILT</b>	2018
<b>LEASE RATE</b>	\$25/SF *
<b>T.I. ALLOWANCE</b>	Call Agent
<b>OPERATING COST</b>	\$15.14/SF/annum.
<b>LOADING AREA</b>	Rear man door and front double man doors
<b>PARKING AREA</b>	Immediate access to 50 stalls

\* Terms and T.I. Allowance dependent.





