



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

FastFood

General Retail



DEMOGRAPHICS

SITE PLAN/FLOOR PLAN



POPULATION

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



HOUSEHOLDS

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



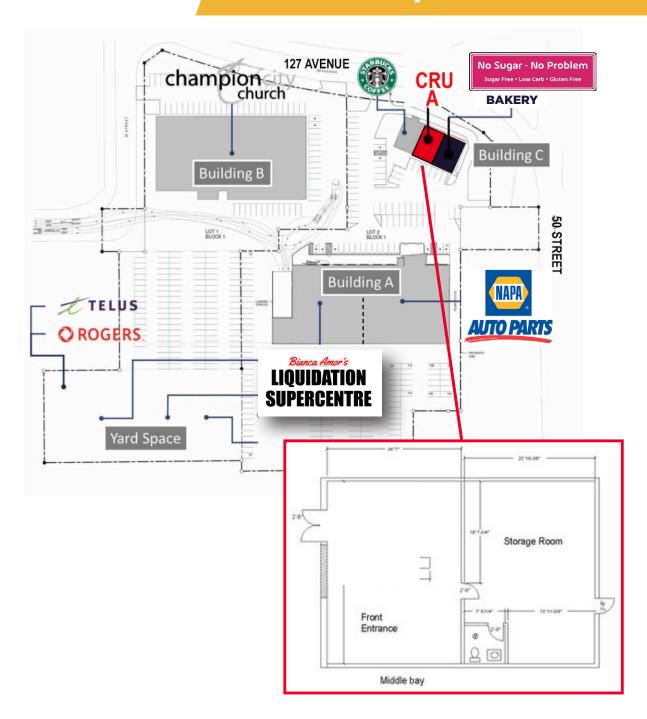
AVERAGE HOUSEHOLD INCOME

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



PROPERTY DETAILS

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

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

^{*} Terms and T.I. Allowance depender

