

EASTGATE SHOPPING CENTRE

9032-50 STREET NW, EDMONTON, AB



END CAP OPPORTUNITY WITH 2,364 SF

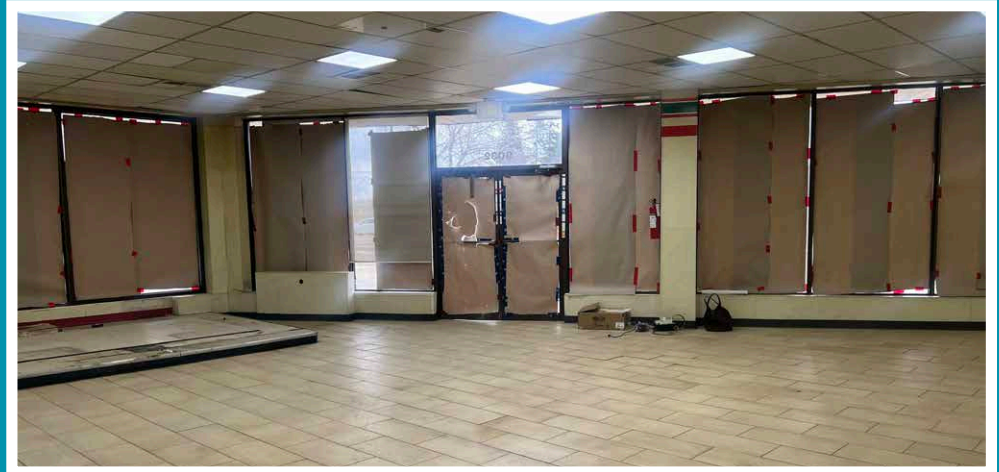
PROPERTY DETAILS

MUNICIPAL ADDRESS	9032-50 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan 8720853 Blk 49 Lot 22A
ZONING	CN (Neighborhood Commercial)
PARKING	38 parking stalls
LAND SIZE	32,076 SF
AVAILABILITY	Immediately
OPERATING COSTS	\$17.68 /SF
SUITE #	9032
FLOOR #	Main floor



PROPERTY HIGHLIGHTS

- End cap opportunity, available immediately.
- Abundant onsite parking available.
- Ideal space for pet supplies, flower shops, professional or medical uses, dental practices, etc.
- Easy access along 50 Street.
- Pylon signage opportunity.

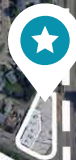


AERIAL VIEW

OTTEWELL



90 AVENUE



KENILWORTH



50 STREET (26,137 VPD)

SHERWOOD PARK FREEWAY (24,051 VPD 2024)



3,256
POPULATION
Within 1 KM



\$129,724
AVG. INCOME
Within 1 KM



832
HOUSEHOLDS
Within 1 KM



31,697
POPULATION
Within 3 KM



\$122,156
AVG. INCOME
Within 3 KM



7,910
HOUSEHOLDS
Within 3 KM



89,491
POPULATION
Within 5 KM



\$123,210
AVG. INCOME
Within 5 KM



22,089
HOUSEHOLDS
Within 5 KM

KEEP IN TOUCH

