



8170 50 Street, Edmonton

PLAZA 50 - 2nd Floor Office Spaces



PROPERTY DETAILS

Address:	8170 50 Street, Edmonton
Legal:	Plan 7521677, Lot E
Zoning:	CB2 (General Business Zone)
Total Sizes:	
Unit: 202	4,500 SF (+/-)
Unit 255:	1,800 SF (+/-)
Unit 286:	1,000 SF (+/-)
Parking:	Scramble / Reserved Stalls



PROPERTY HIGHLIGHTS

- Multiple second floor office spaces available
- Floor-to-ceiling windows in most offices
- Ample parking
- Convenient location on 50 Street and Sherwood Park Freeway
- Located in PLAZA 50 - Light controlled intersection for entering/exiting the property



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PROPERTY FEATURES

8170 50 Street, Edmonton

Property features:

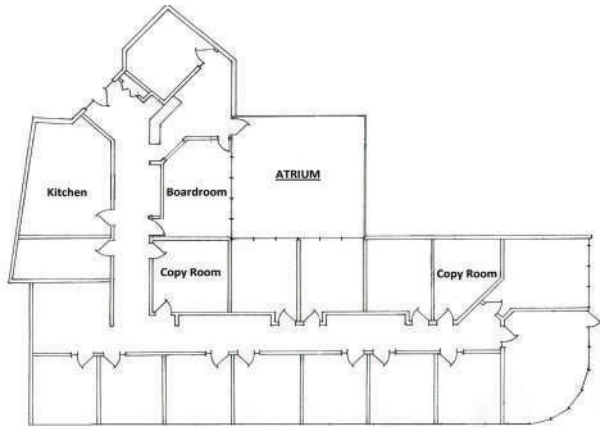


OFFICES



PARKING

UNIT 202



Floor plan



Reception



UNIT 202 SPECIFICATIONS

Size: 4,500 SF (+/-)

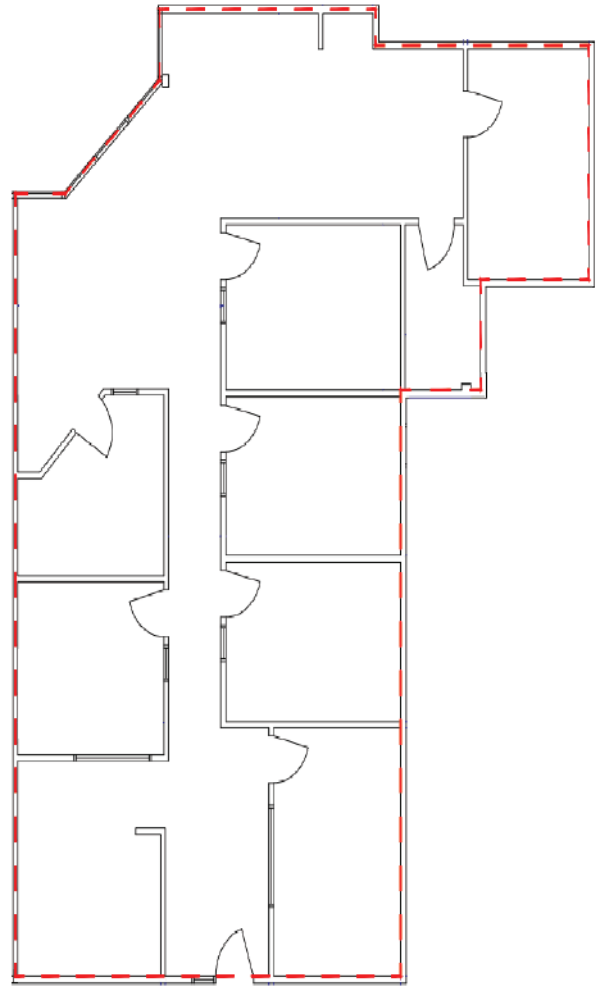
Gross Lease Rate: \$8,000.00 / Month*

*Includes Utilities

- 14 offices, boardroom, kitchen, 2 copy rooms, bull pen and reception area
- Shared atrium
- Made be combined with unit 210

*Floor plans for illustrative purposes only

UNIT 255



Floor plan



UNIT 255 SPECIFICATIONS

Size: 1,800 SF (+/-)

Gross Lease Rate: \$3,500.00 / Month*

*Includes Utilities

- 6 offices, boardroom, copy room and reception area



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PROPERTY FEATURES

8170 50 Street, Edmonton

Property features:



OFFICES



PARKING

UNIT 286



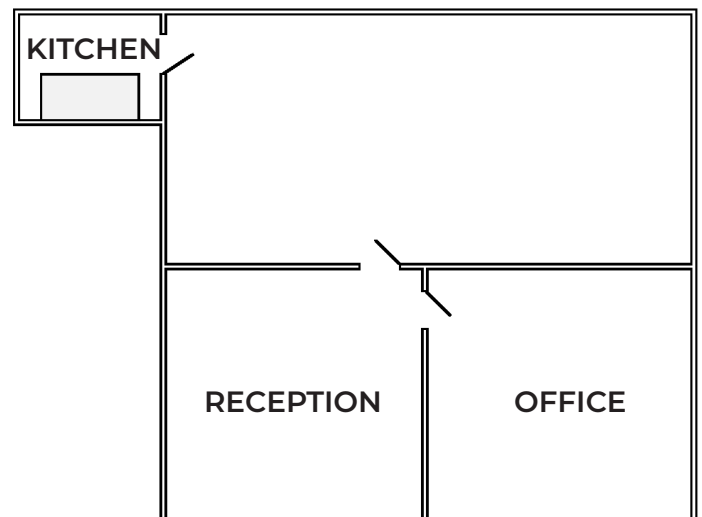
UNIT 286 SPECIFICATIONS

Size: 1,000 SF (+/-)

Gross Lease Rate: \$ 1,350.00 / Month*

*Includes Utilities

- Build out is reception, one office, open space and a kitchenette area
- Shared Washroom



*Floor plans for illustrative purposes only



PROPERTY LOCATION

8170 50 Street, Edmonton

Neighbourhood features:



BUSINESS PARK



AMENITIES



TRANSIT



- Excellent access to major arterials including Sherwood Park Freeway, Anthony Henday, 75 Street and Wayne Gretzky Drive
- Nearby businesses include Shelly's Dance Studio, New Castle Pub & Grill and Hard Rock Flooring & Design



VEHICLES PER DAY

Sherwood Park Freeway:	37,400
50 Street:	26,800
Whyte (82) Avenue:	27,600
75 Street:	19,600



AREA POPULATION

- 29,413 Residents
- 23,729 Daytime Population
- 3.5% growth (2017-2022)
- 4.7% projected growth (2022-2027)



AREA INCOME

- Average household income of \$106,693
- 24.6% earn \$60,000 to \$100,000
- 40.5% earn more than \$100,000

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