



AICRE
COMMERCIAL

FOR LEASE
SOUTH EDMONTON OFFICE
1,400 SF (+/-)

#203, 7313 50 Street, Edmonton



HIGHLIGHTS

- Separate entrance from other units
- A/C
- Large windows with lots of natural light
- Includes washroom, private office and kitchenette
- Direct exposure to 50 Street
- Ample Parking
- Surrounding amenities include gas stations, fast food, restaurants and convenience stores
- Excellent access to major roadways including 50 Street, 75 Street, Sherwood Park Freeway, 82 Avenue, 63 Avenue (Argyll Road), Whytemud, Gateway Boulevard and Calgary Trail



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



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



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

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Meadow Kenney
Associate
780-271-4845
meadow@aicrecommercial.com



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PROPERTY DETAILS

ADDRESS:	#203, 7313 50 Street, Edmonton
LEGAL:	Plan 2214HW, Block F, Lot 3
ZONING:	(BE) Business Employment
OFFICE SIZE:	1,400 SF (+/-)
POSSESSION:	Immediate
SIGNAGE:	Pylon signage opportunity
A/C:	Yes
OPERATING COSTS;	\$8.00 / SF
LEASE RATE:	\$14.00 / SF
TI ALLOWANCE:	Negotiable



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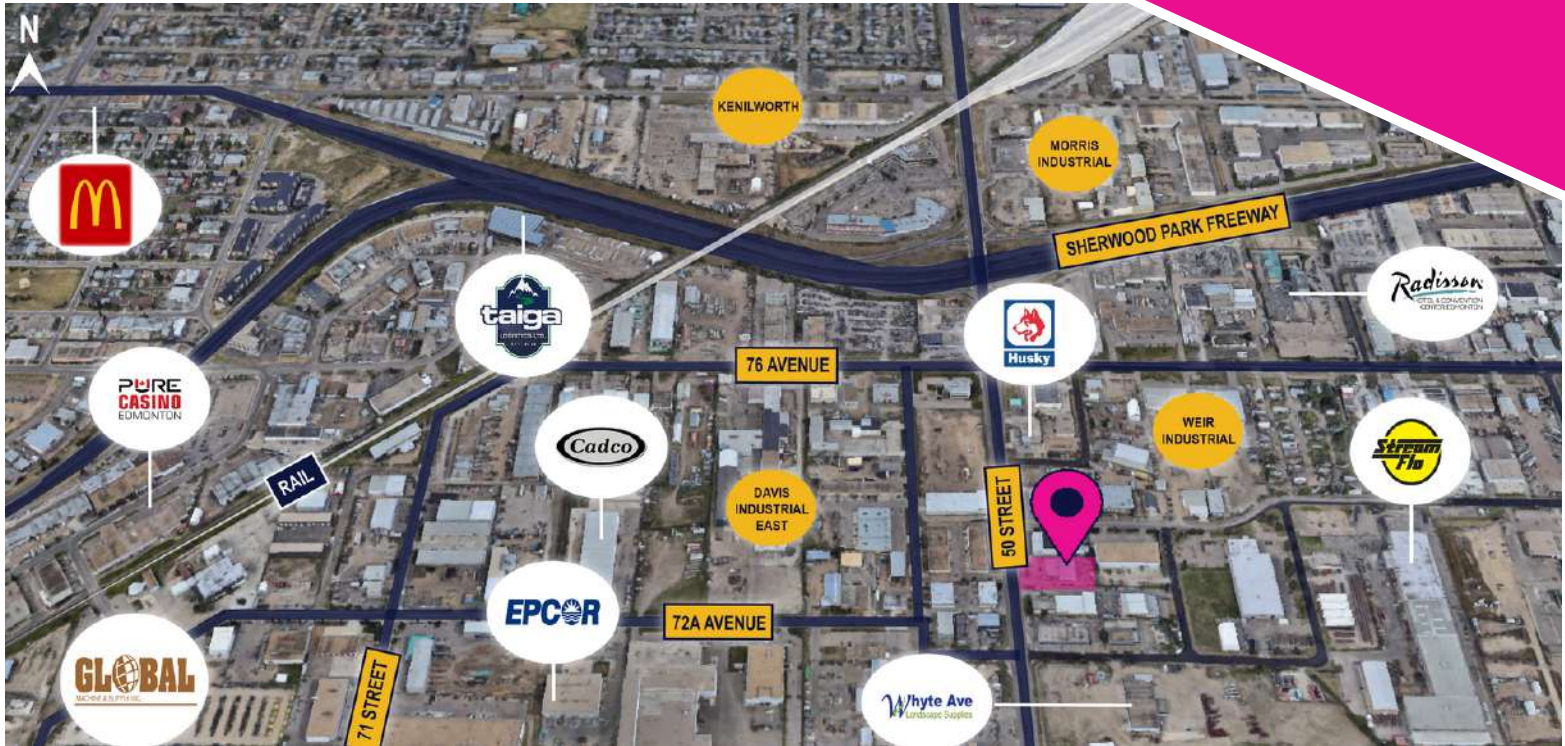
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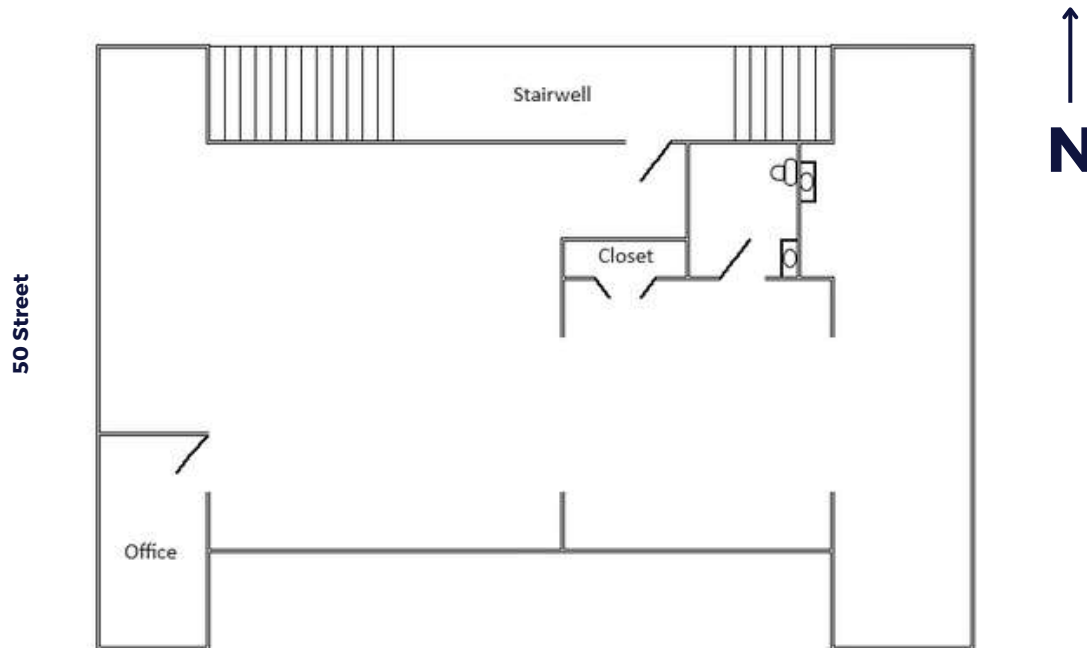
THE LOCATION

7313 50 STREET
FOR LEASE



FLOOR PLAN

*Floor plans for illustrative purposes only



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