



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

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7313 50 STREET
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PROPERTY DETAILS

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



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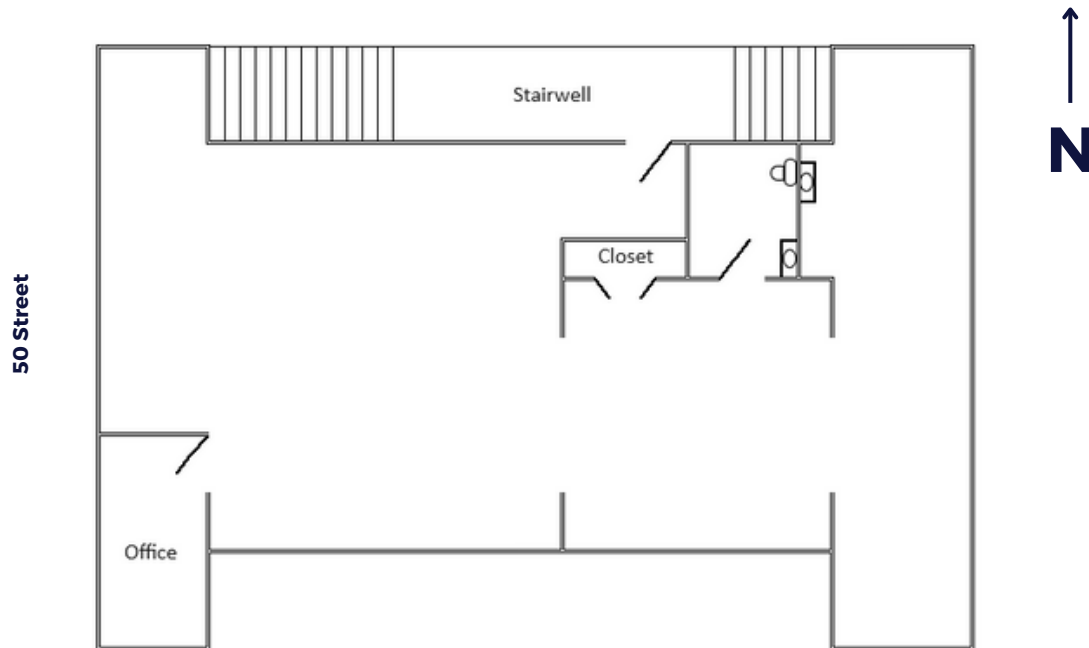
THE LOCATION

7313 50 STREET FOR LEASE



FLOOR PLAN

*Floor plans for illustrative purposes only



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