

FOR LEASE

RE/MAX
COMMERCIAL

**CENTRE 50 RETAIL SPACE
1,551 SF TO 19,526 SF AVAILABLE**



49 Street and 98 Avenue Edmonton | Alberta

- Centre 50 is ideally situated off major arteries with strong anchor tenants including Canadian Tire, Mark's, BMO and McDonalds. Centre 50 is located next to 2 multi-storey government office buildings and adjacent to Capilano Mall and Wal-Mart.
- A variety of prime retail spaces available, ranging from ±1,551 SF to ±19,526 SF with an endcap option.
- High traffic exposure to over 34,000 vehicles per day along 50th Street and 98th Avenue.

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**RE/MAX Commercial Capital
Ritchie Mill**
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Edmonton's **ONLY** RE/MAX Commercial Office

**#1 RE/MAX Commercial
Office in Canada 2018**









Centre 50 is located in the established Capilano neighbourhood in east Edmonton. Surrounded by prime retail including adjacent Capilano Mall, Walmart and multi-storey government office buildings. Nearby 101 Avenue is a primary route which takes commuters from Edmonton to Sherwood Park in 6 minutes.

DISTANCE

Anthony Henday	6 Minutes
Sherwood Park	11 Minutes
Downtown Edmonton	11 Minutes



- 
surface parking stalls on-site
- 
34,000 vehicles per day
- 
50 Street & 98 Avenue exposure
- 
convenient transit options
- 
±34,500 population within 3 km
- 
\$108,713 household income average within 3 km



Address	49 Street & 98 Avenue Edmonton
Units Available	(1) ± 1,551 SF (2) ± 1,628 SF (3) ± 6,817 SF (4) ± 12,709 SF (3 & 4 can be combined for ±19,526 SF)
Zoning	CB2 - General Business Zone
Available	Immediately
T.I Allowance	\$20/SF
Lease Rate	Starting at \$23/SF
Op. Costs	\$11.35/SF (estimate)

CONTACT US

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