



**AICRE**  
COMMERCIAL

**FOR LEASE**  
LEDUC RETAIL | OFFICE  
1,774 SF (+/-)

**#8 5901 50 Street, Leduc**

**\$12,000 Tenant Improvement Allowance**



## HIGHLIGHTS

- High-exposure end-cap unit
- Zoning allows for a wide variety of uses
- Neighbouring businesses include Papa John's, Shanghai Chinse, Leduc Animal Clinic, Edward Jones, Maggie's Pizzeria, Saradee Salon and The Farm Animal Clinic
- Excellent access to major highways including Queen Elizabeth II Highway, 50 Street, 50 Avenue, 47 Street and Sparrow Drive
- Quick access to the Edmonton International Airport, EIA Premium Outlet Mall, Costco, Century Mile Casino & Racetrack, Beaumont and Edmonton



**50 Street:** 3,500 (+/-) VPD  
**50 Avenue:** 3,000 (+/-) VPD  
**47 Street:** 300 (+/-) VPD



**2,949 Daytime Population**



**Average household income of \$85,652**

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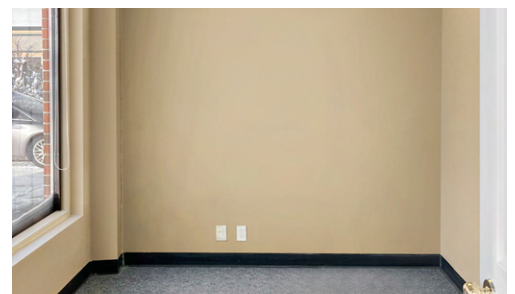
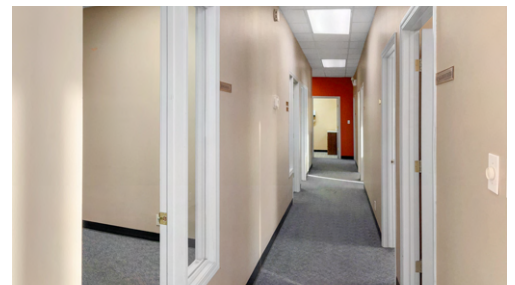
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## PROPERTY DETAILS

<b>ADDRESS:</b>	#8 5901 50 Street, Leduc
<b>LEGAL:</b>	Plan 0020402, Block N Lot 2
<b>ZONING:</b>	GC (General Commercial)
<b>SIZE:</b>	1,774 SF (+/-)
<b>SIGNAGE:</b>	Pylon and Fascia
<b>PARKING:</b>	77 Scramble Parking Stalls - FCFS
<b>UTILITIES:</b>	Tenant is responsible for utilities
<b>BASE RENT:</b>	Starting at \$23.00 / SF
<b>TENANT ALLOWANCE:</b>	\$12,000.00 (Negotiable)
<b>OPERATING COSTS:</b>	\$9.98 / SF (2022 Estimate)



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# THE LOCATION

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## LEDUC'S NEW COMMERCIAL HUB

### 50th STREET PLAZA

50th Street Plaza has a great mix of local and brand-name retailers including:

- Barber Shop
- Edward Jones
- Papa Johns
- Shanghai Restaurant
- Leduc Animal Clinic
- BLPC AB Personal Injury Lawyer



8,800 Residents in a 2 km radius  
7% Growth (2014-2019)  
12% Projected growth (2019-2024)



10-19 yrs = 21.5%  
20-39 YRS = 29.3%  
40-59 yrs = 23.5%  
60+ yrs = 25.8%

### PERMITTED USES

- Commercial School,
- Contractor Service
- Custom Manufacturing Establishment
- Eating and Drinking Establishment
- Health Service
- Personal Service
- Profession / Financial and Office, retail store Service,

### CURRENT BUILD-OUT

This unit is currently built-out as a professional office space with:

- Reception & Waiting Area
- 9 Offices
- Boardroom
- Kitchenette
- 2 Washrooms

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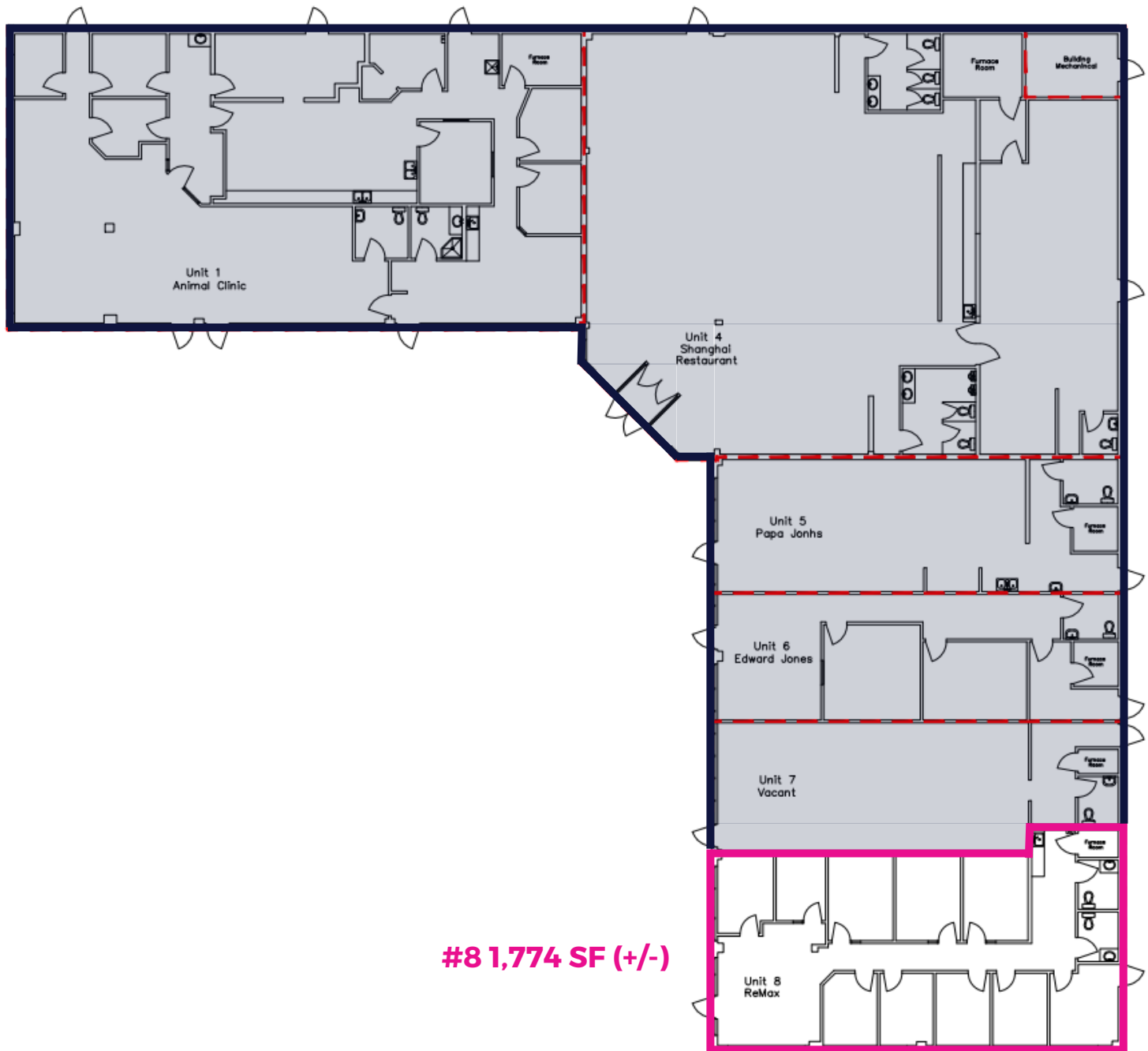
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# FLOOR PLAN

#8 5901 50 Street  
**FOR LEASE**  
1,774 SF (+/-)

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#8 1,774 SF (+/-)

The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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