

# FOR LEASE CENTRE 50

4922 98 AVENUE, EDMONTON, AB  
1,222 SF & 1,706 SF



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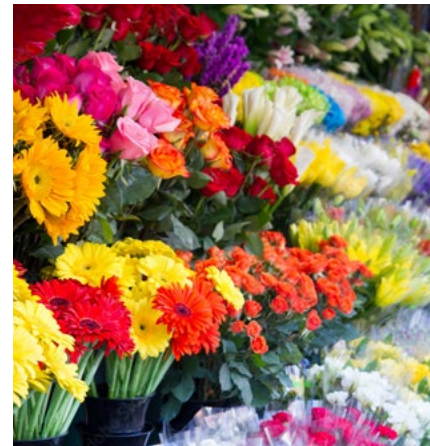


# OVERVIEW / CENTRE 50

4922 98 AVENUE, EDMONTON, AB

## OPPORTUNITY

Centre 50 is located on 50 Street near 101 Avenue with excellent exposure to commuter traffic from surrounding neighbourhoods, downtown, and Sherwood Park. Offering a wide variety of commercial uses, immediate possession, and ample parking makes this centre a desirable location for any business. Anchored by national tenants Canadian Tire, Mark's, McDonald's, Dollar Tree, and BMO, Centre 50 is a popular destination for the surrounding residential, office, and industrial areas.



## HIGHLIGHTS

- East Building: 1,222 SF Space Available for Lease
- West Building: 1,706 SF Space Available For Lease
- Excellent exposure to over 19,700 vehicles per day on 50 Street and 26,800 on 101 Ave.
- Anchor tenants: Canadian Tire, Mark's, McDonald's, Dollar Tree, and BMO.
- Other tenants include Fargos, Edo Japan, Leading Edge Physiotherapy, Red Swan Pizza, and more.

# DETAILS + SITE MAP / CENTRE 50

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## SALIENT DETAILS

Municipal Address:	4922 98 Avenue, Edmonton	
Legal Description:	Plan 8222786, Block 7, Lot 1	
Zoning:	CB2 - General Business Zone	
Unit Sizes:	East Building: 1,222 SF West Building: 1,706 SF	
Parking:	Ample surface parking stalls	
Asking Rent:	Market	
Additional Rent:	Operating Costs:	\$6.64/SF (2023 est.)
	Property Tax:	\$2.11/SF (2023 est.)
	Totals:	\$8.75/SF (2023 est.)



# AREA + STATS / CENTRE 50

4922 98 AVENUE, EDMONTON, AB



**+19,700**  
vehicles  
per day



**EXPOSURE**  
50 street  
& 101 Avenue



**FREEWAY ACCESS**  
5 minutes to  
Anthony Henday



**\$120,489**  
household income  
average within 3km



**30,570**  
2023 estimated  
population within 3km



**3.6%**  
Projected Population  
change (2023-2028)



**41.4**  
Median  
Age



**2.28**  
Average Persons  
per Household





# LOCATION OVERVIEW / CENTRE 50

4922 98 AVENUE, EDMONTON, AB







# CENTRE 50

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