



**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



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



**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



**AICRE**  
COMMERCIAL



**AICRE**  
COMMERCIAL

7313 50 STREET  
**FOR LEASE**



## **PROPERTY DETAILS**

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



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

[aicrecommercial.com](http://aicrecommercial.com)

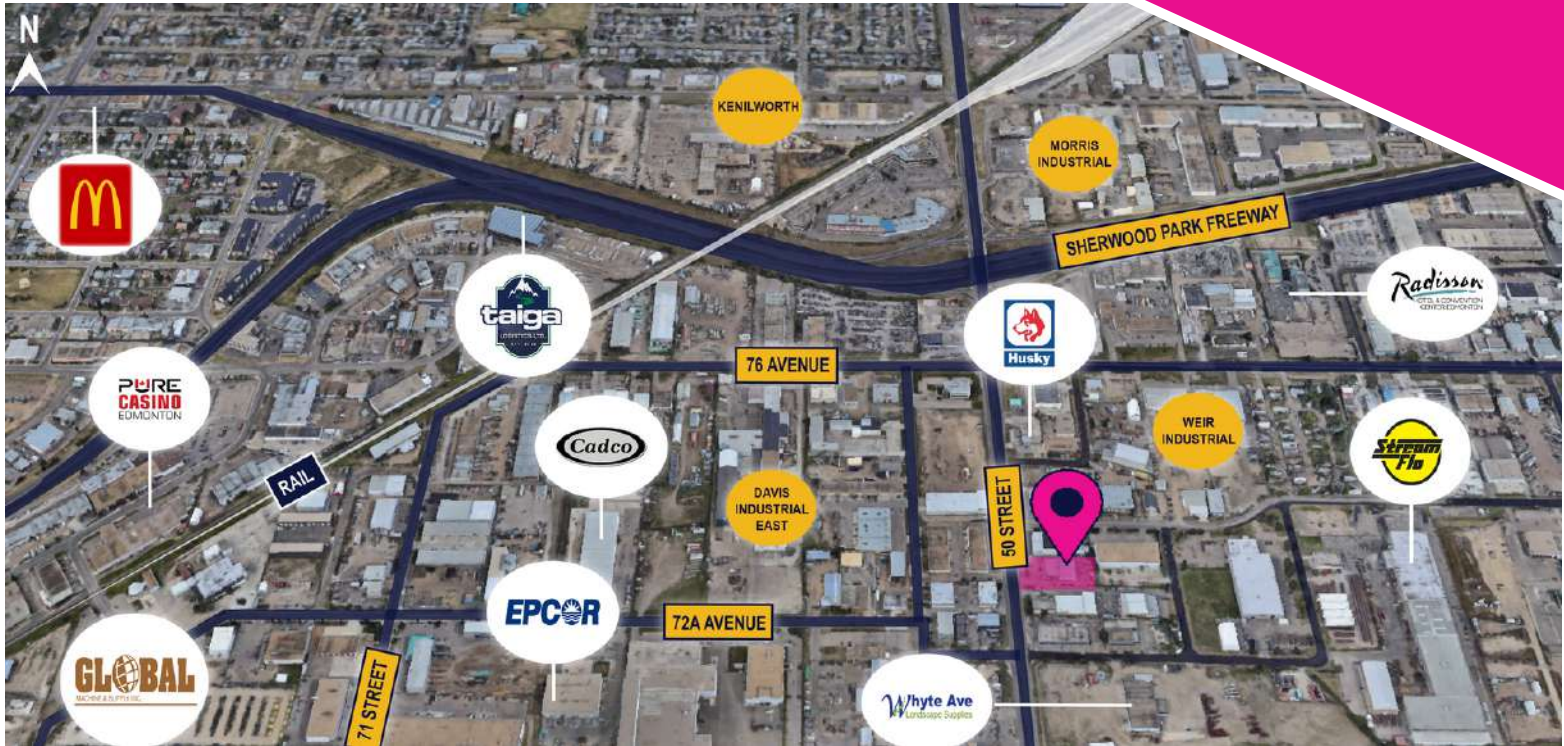


**AICRE**  
COMMERCIAL



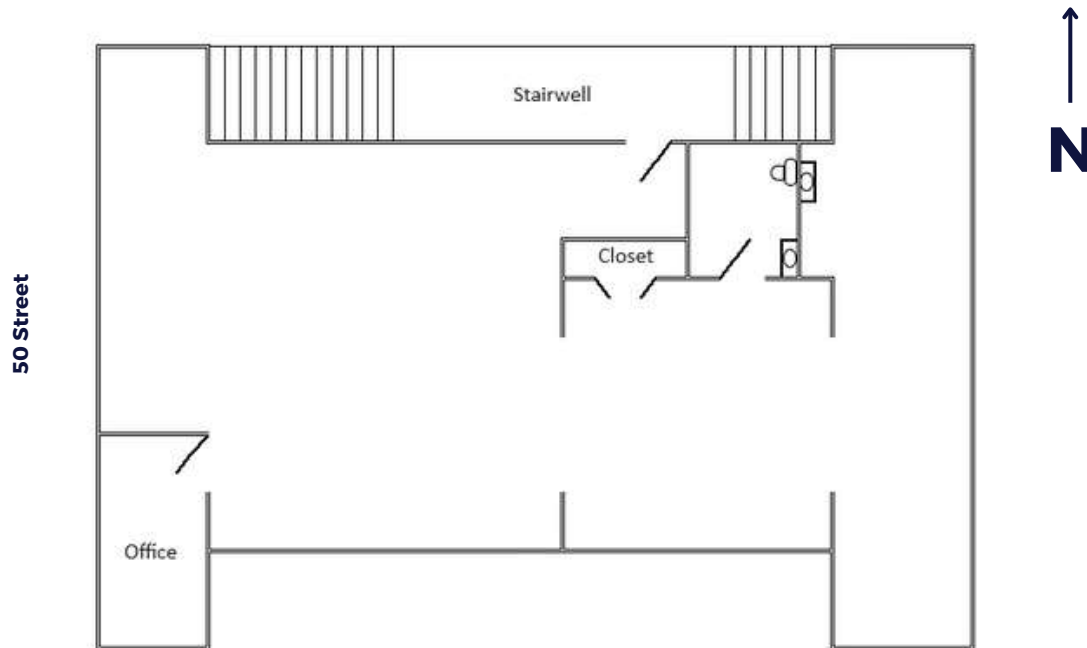
# THE LOCATION

7313 50 STREET  
FOR LEASE



## FLOOR PLAN

\*Floor plans for illustrative purposes only



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.

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

aicrecommercial.com

