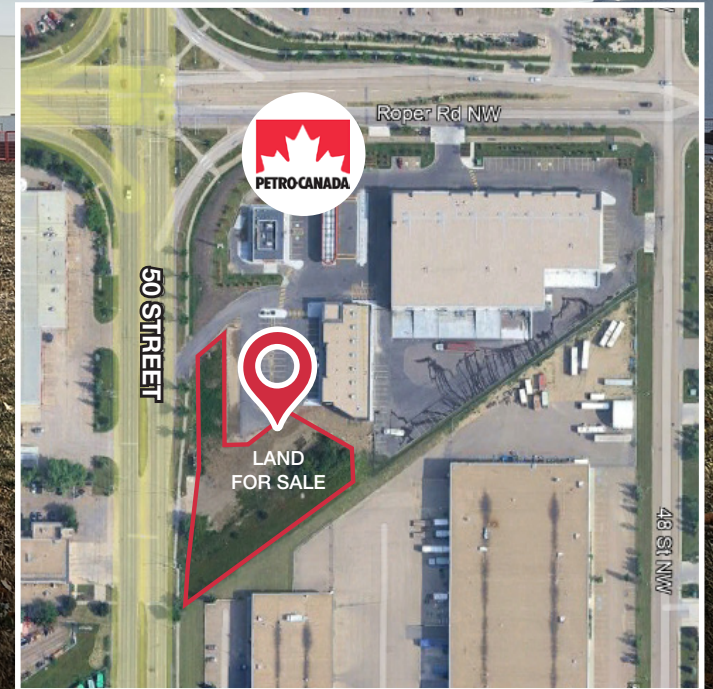


FOR SALE

NAI Commercial
ELITE LAND ON 50TH

4905 ROPER ROAD NW, EDMONTON, AB

PRIME 1 ACRE± DEVELOPMENT READY LAND



VINCENZO CAPUTO MBA, SIOR
Partner
780 436 7624
vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1







780 436 7410



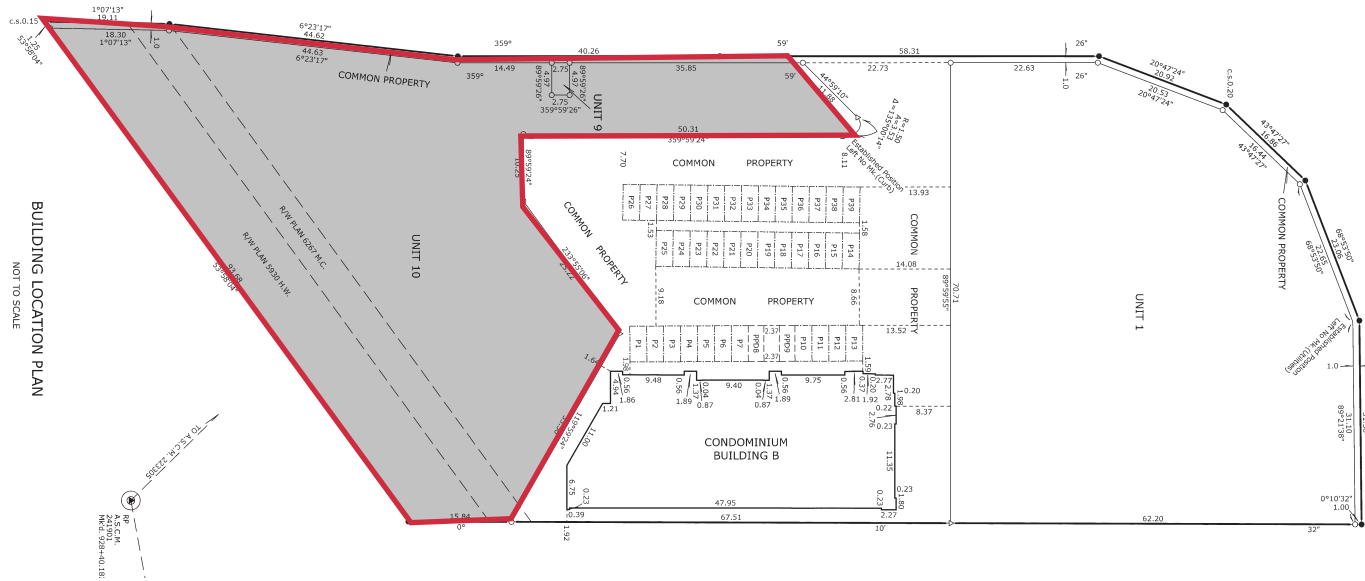
NAIEDMONTON.COM

Property Highlights

-  **Develop Ready Land For Sale** offering flexibility for future expansion or separate development opportunities ideal for developers and owner/operators
-  **1 acre fully serviced with service stub-ins, approved development permit, and building permit plans in place for a 12,190 sq. ft. building - SALE PRICE: \$1,249,000**
-  **Connectivity** to Valley Line LRT, major transportation routes, including Whitemud Drive and Anthony Henday Drive
-  **High Visibility & Daily Traffic** — over 32,000 vehicles per day on Roper Road and 50th Street
-  **Strong Neighboring Anchor** — Petro-Canada gas station draws steady customer traffic



SITE PLAN




ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2420485 Unit 10
ZONING	Business Employment (BE)
SITE SIZE	1 acre
PROPERTY TAXES	TBD
SALE PRICE	\$1,249,000

 124,356
POPULATION

 77,286
EMPLOYEES

 5,758
BUSINESSES

 \$3.37B
TOTAL CONSUMER
SPENDING

 \$102,258
AVERAGE HOUSEHOLD
INCOME

 32,560 VPD
50 STREET N OF
55 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



LAND
1 ACRE
\$1,249,000

The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font with a stylized white triangle above the 'A', followed by the word 'Commercial' in a similar font.

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