

SABLE REALTY



Elite Real Estate Group

Real Estate Development and Investments

FOR LEASE

Three Brand New Commercial Units in High Traffic South Edmonton

ELITE CENTRE ON 50TH

4905 Roper Road NW, Edmonton, AB

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Three Available Units at Elite Centre on 50th

Elite Centre on 50th is a brand-new commercial development at one of South Edmonton's most prominent intersections — Roper Road and 50th Street. Newly constructed and move-in ready, units feature 12' clear ceilings, prominent fascia and pylon signage, and 70 on-site parking stalls. With immediate possession available, this is a rare opportunity to secure a brand-new space in a high-traffic, high-visibility South Edmonton location. Ideally suited for quick-service restaurants, hospitality concepts, healthcare providers, and professional services operators.



PROPERTY DETAILS

Property Name	Elite Centre on 50th
Municipal Address	4905 Roper Road NW, Edmonton, AB
Legal Description	Plan 2420485, Units 2, 3 & 6
Zoning	Business Employment (BE)
Available Units	Unit 2 - 2,045 SF Unit 3 - 1,343 SF Unit 6 - 1,342 SF
Base Rent	Market
Additional Rent	\$13 PSF
Parking	70 Stalls
Signage	Fascia and Pylon
Ceiling Height	12' Clear
Possession	Immediate

3 MINS
TO WHITEMUD
DRIVE

10 MINS
ANTHONY
HENDAY

11 MINS
SOUTH
EDMONTON
COMMON

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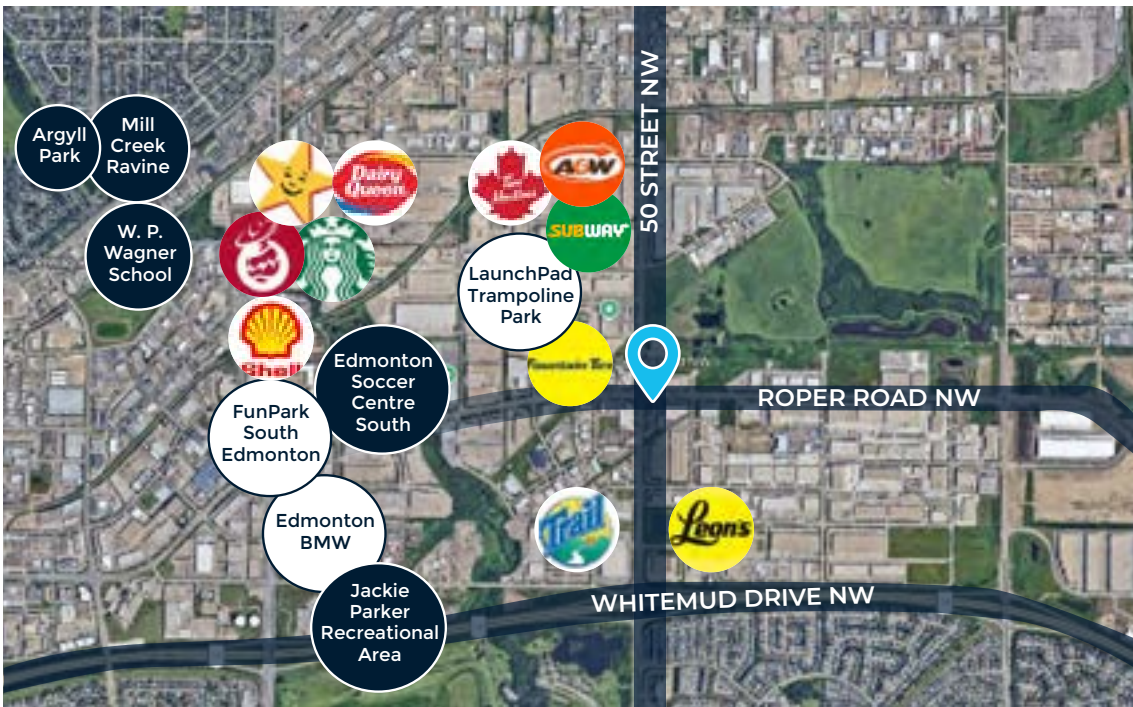




ABOUT THE AREA

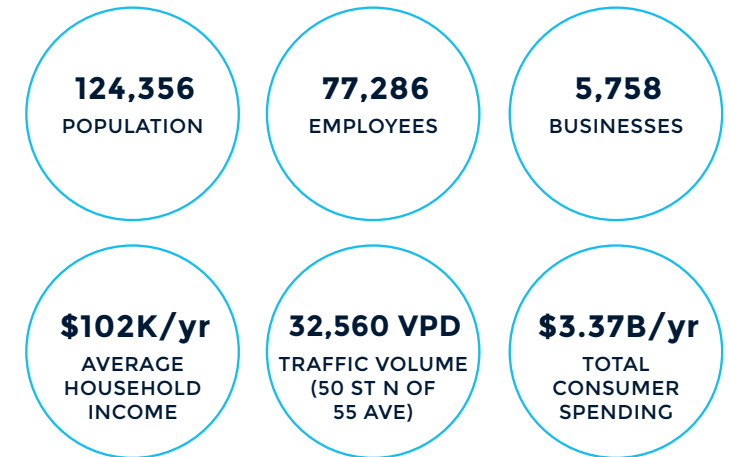
Roper Road & 50th Street

Roper Road and 50th Street is one of South Edmonton's most connected and rapidly evolving corridors. The area draws a large and diverse daytime population, supported by direct access to Whitemud Drive and Anthony Henday Drive - placing it within minutes of some of Edmonton's most densely populated residential communities to the south and west. Valley Line LRT connectivity further broadens the customer catchment. Anchored by Petro-Canada and Wendy's, the intersection already commands strong daily traffic volumes and exceptional visibility, making it one of the most compelling retail and service destinations in South Edmonton.



DEMOGRAPHICS

(within 5km)



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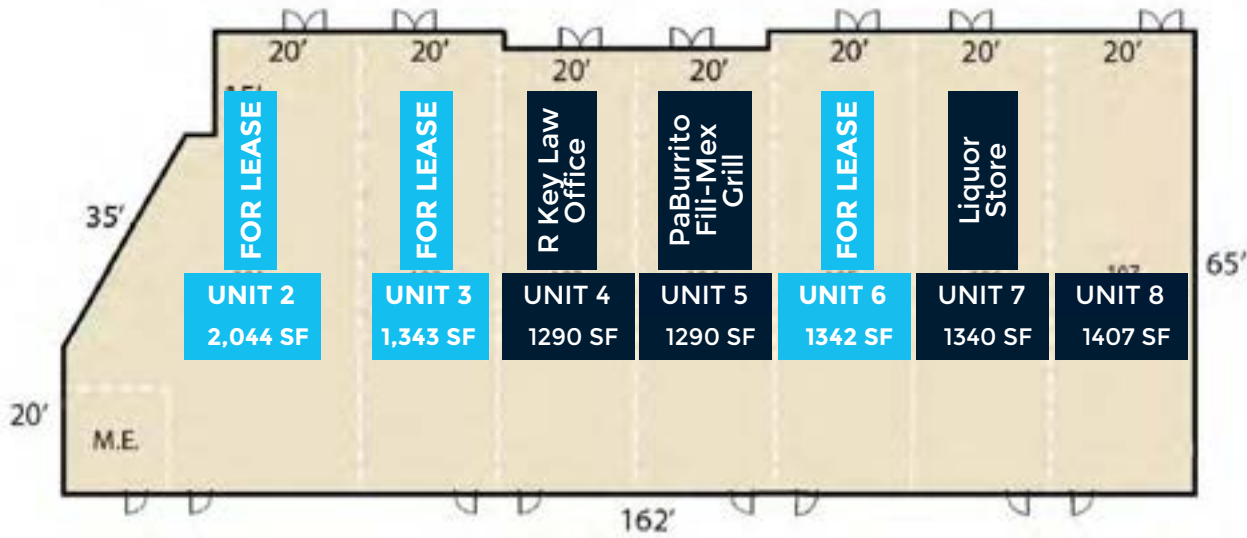
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FLOOR PLAN



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GET MORE INFORMATION

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