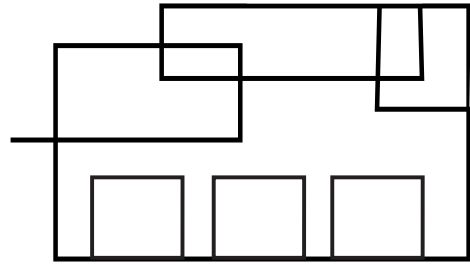


FOR LEASE

RETAIL SPACE IN THE 50 NORTH CENTRE

5034 - 127 AVENUE | EDMONTON, ALBERTA



- 1,750 SF available for immediate possession, situated beside Starbucks and a Keto Bakery.
- Established retail location with NAPA Auto Parts, Bianca Amor's Liquidation Supercentre, and Champion City Church.
- Excellent exposure with pylon signage availability and quick access to Yellowhead Trail, Manning Freeway, and Anthony Henday Drive.
- Over 50 on-site parking stalls, including two dedicated stalls.
- Strategically located within a dense residential, commercial, and industrial trade area.

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HCR HUGHES
COMMERCIAL
REALTY GROUP

hrcgroup.ca

FOR LEASE | RETAIL SPACE IN 50 NORTH CENTRE

The Property

MUNICIPAL

5034 - 127 Avenue Edmonton, Alberta

SPACE TYPE

Retail

NEIGHBOURHOOD

Kennedale

ZONING

CB - Business Commercial



CLICK FOR
CURRENT
CB USES

BUILDING SIZE

± 1,750 Square Feet

YEAR BUILT

2018

LOADING

Rear man door and front double glass man doors

PARKING

2 dedicated stalls included, plus over 50 available throughout the parking lot



Lease Financials

BASE RENT

Market

ADDITIONAL RENT

\$15.14 PSF

Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

UTILITIES

Tenant is responsible for power, water and gas.

T.I. ALLOWANCE

Negotiable

Ideal Tenants

Health & Wellness

- Medical Office
- Dental Clinic
- Counselling Services

Food & Beverage

- Pizza Concept
- Fast Food
- Sandwiches/Subs

Personal Services

- Hair/Beauty Salon
- Nail Salon
- Tailor/Seamstress

Retail Services

- Cannabis Store
- Liquor Store
- Tattoo Parlour

FOR LEASE | RETAIL SPACE IN 50 NORTH CENTRE



DRIVE TIMES

Yellowhead Trail	2 Minutes
Anthony Henday Drive	8 Minutes
Downtown Edmonton	15 Minutes
Edmonton Int'l Airport	30 Minutes

NEARBY AMENITIES

- | | |
|--------------------------|-----------------------------|
| 1. Starbucks | 6. Staples |
| 2. NAPA Auto Parts | 7. Tim Horton's |
| 3. Windsor Plywood | 8. Arby's |
| 4. Kennedale Eco Station | 9. McDonalds |
| 5. Century Casino | 10. U-Haul Storage & Moving |

DEMOGRAPHICS



NEIGHBOURHOOD
POPULATION
(5 KM | 2023) 184,921



5-YEAR GROWTH
FORECAST
(5 KM | 2023-2028) 3.0%



AVERAGE HOUSEHOLD
INCOME
(5 KM | 2023) \$91,078



TRAFFIC COUNTS
129 AVENUE & 50 STREET E
(2023) 34,400

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.