

PRIME RETAIL EXPOSURE

12986 – 50 Street, Edmonton



900 SF Retail Opportunity anchored by Husky Gas and Tim Hortons

FOR LEASE

**SABLE
REALTY**

Noah Issa
Associate
780-236-5723
noah@sablerealty.ca

Ali Shaben
Broker/Owner
780-446-8622
ali@sablerealty.ca

Will Tarrabain
Associate
780-340-7821
willtarrabain@sablerealty.ca

PROPERTY HIGHLIGHTS

P

Parking
surface stalls
located on site



40,000
vehicles
per day



Convenient
access points
from 50 Street and
Hermitage Road



Transit
in convenient
proximity



5,092
population
within 1 km



9.1%
projected
growth
(2017 to 2025)

\$

\$90,227
household
income average
within 1 km

THE AREA

Prime 900 SF retail space located in close proximity to Clareview's established commercial retail area which services the majority of Northeast Edmonton. With many new residential neighbourhood developments in the area and the Anthony Henday nearby, many seek the convenience of the retail services in the area on their daily commute.

SPECIFICATIONS

Municipal Address 12986 – 50 Street, Edmonton

Zoning CB2

Legal Address Lot 4, Block Z, Plan 8267ET

Access 50 Street & Hermitage Road

Parking Ample on-site parking stalls

Vacancy 900 SF

Available Immediately

Lease Rate \$26 psf

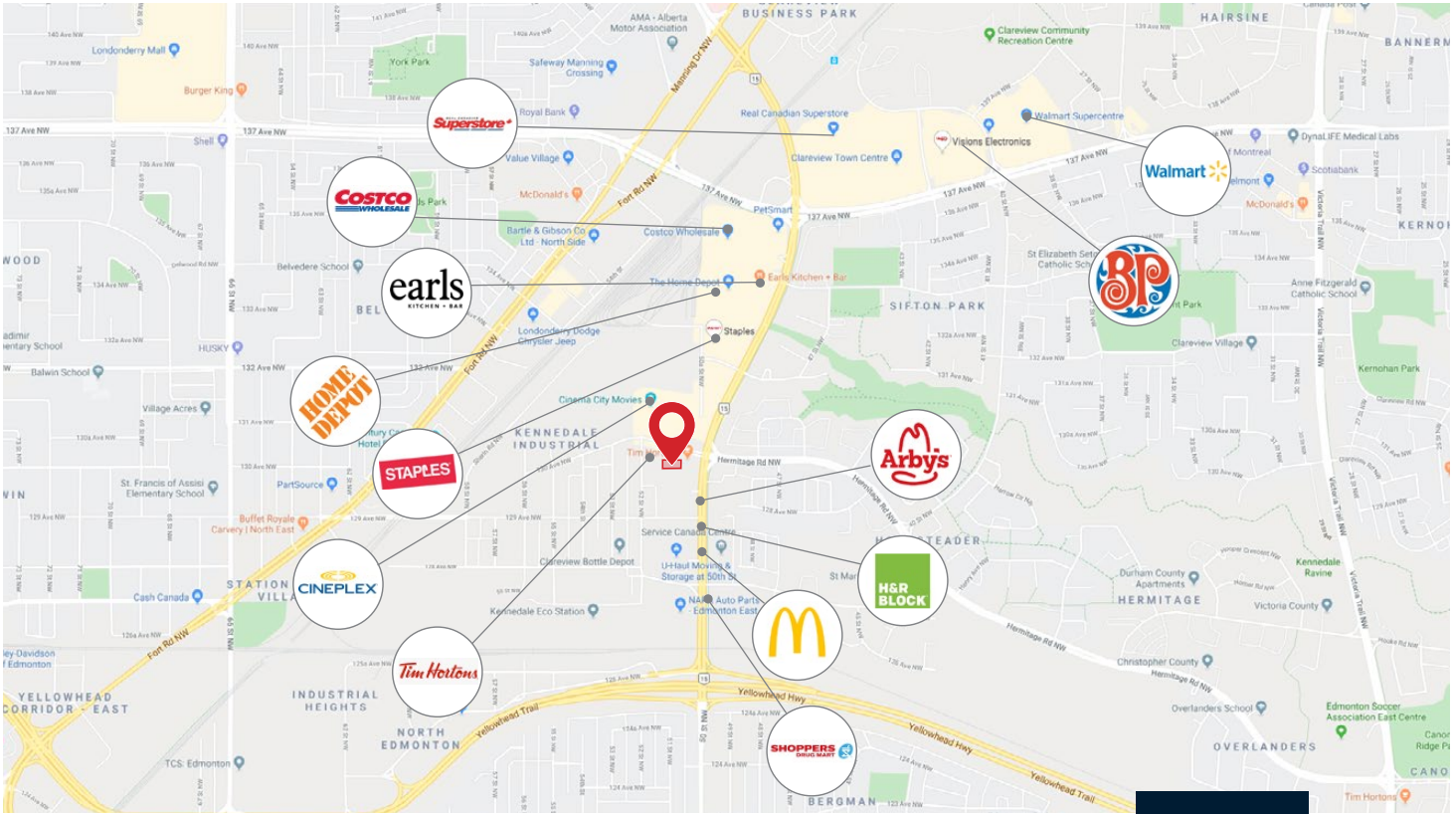
Operating Costs \$14 psf estimated (includes utilities)



FOR SALE | 12986 – 50 Street, Edmonton

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | WILL TARRABAIN 780-340-7821
15035 – 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

**SABLE
REALTY**



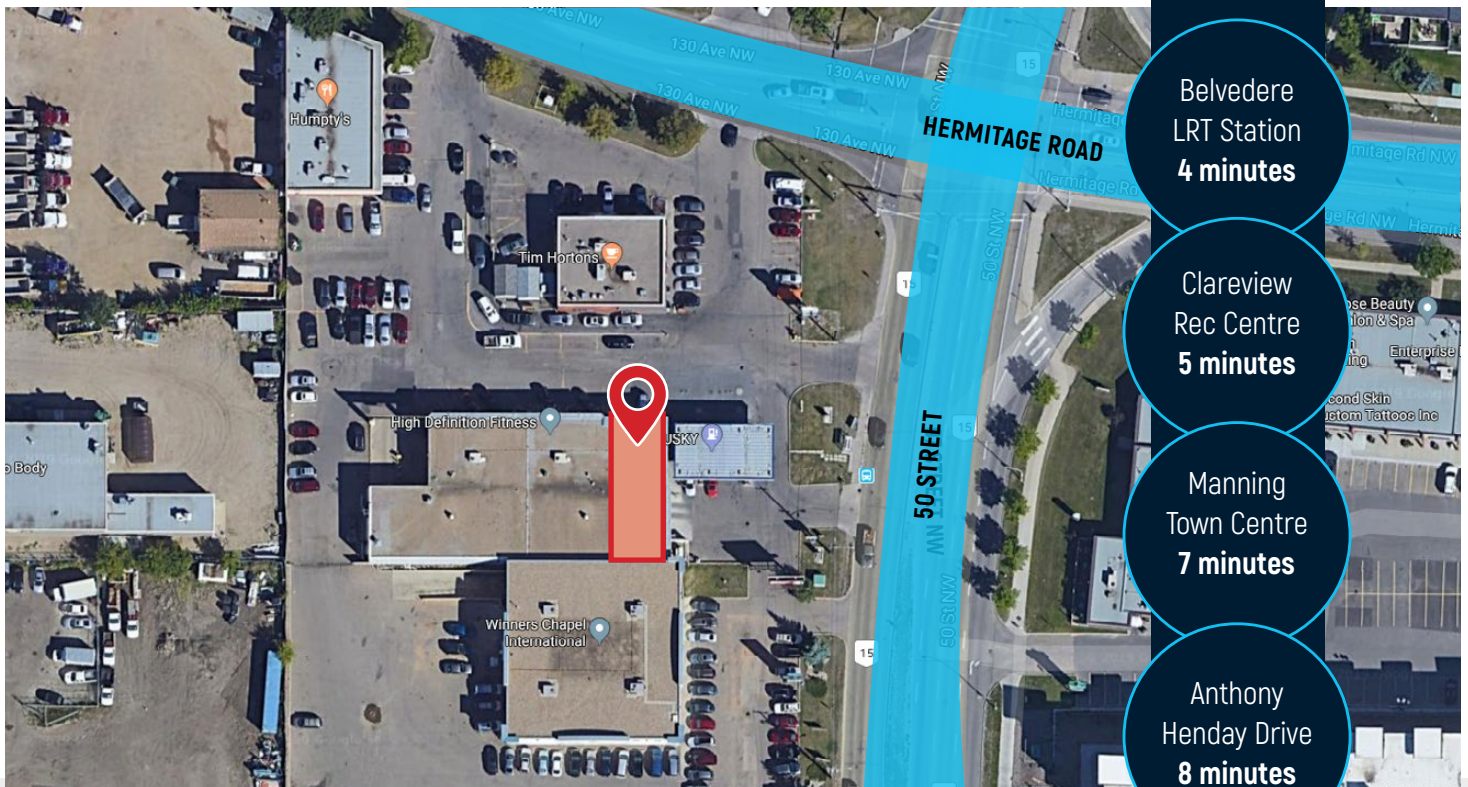
DRIVE TIME

Belvedere
LRT Station
4 minutes

Clareview
Rec Centre
5 minutes

Manning
Town Centre
7 minutes

Anthony
Henday Drive
8 minutes



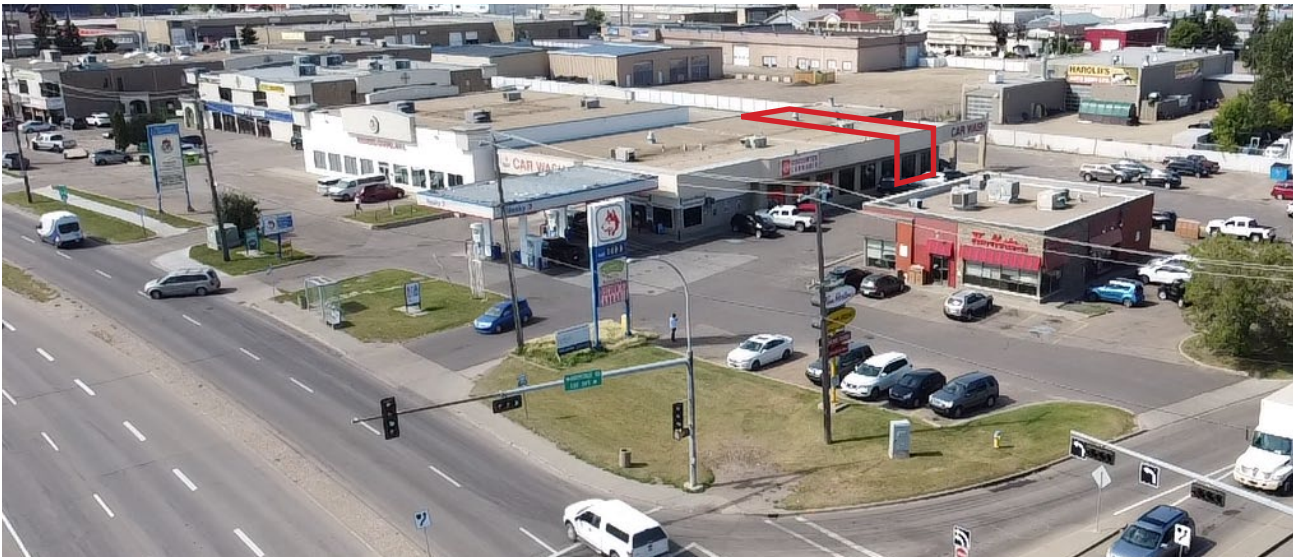
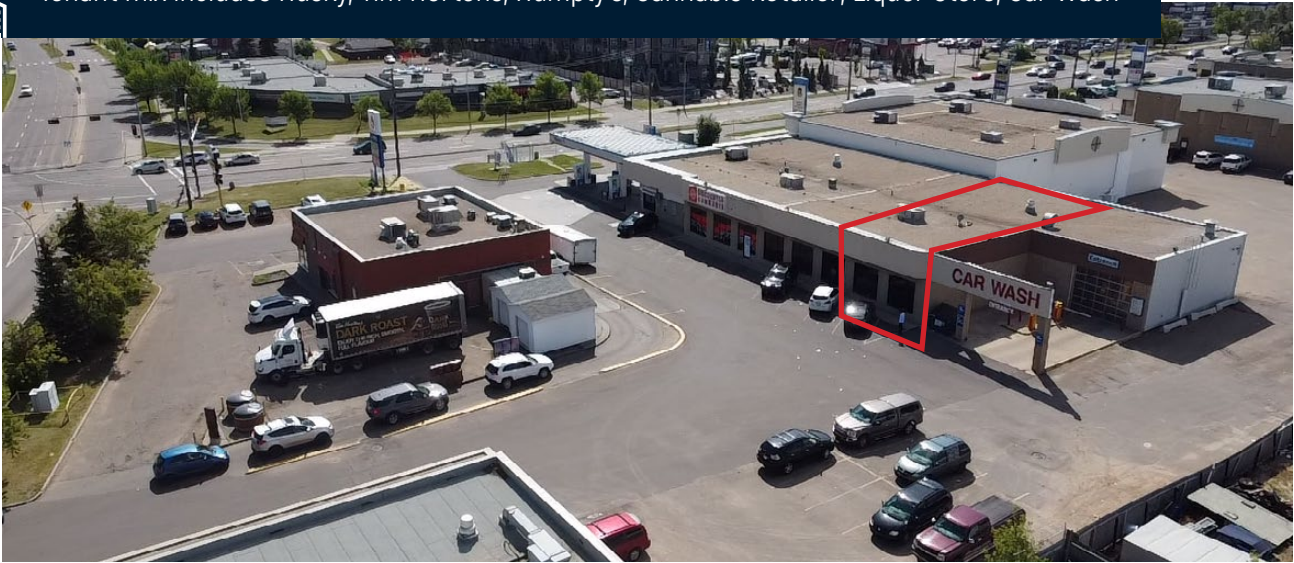
FOR SALE | 12986 - 50 Street, Edmonton

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | WILL TARRABAIN 780-340-7821
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

**SABLE
REALTY**



Tenant mix includes Husky, Tim Hortons, Humpty's, Cannabis Retailer, Liquor Store, Car Wash



FOR SALE | 12986 – 50 Street, Edmonton

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | WILL TARRABAIN 780-340-7821
15035 – 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

SABLE
REALTY