

# ELITE KENNEDALE SHOPPING CENTRE

12981 50 Street, Edmonton, Alberta



ONE Commercial/ Medical Unit with Direct Exposure Along 50<sup>th</sup> Street

## FOR LEASE

**SABLE  
REALTY**

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## EXCEPTIONAL OPPORTUNITY

### ► For Lease: Elite Kennedale Shopping Centre

Exceptional opportunity to lease commercial space with immediate exposure along 50 Street and Hermitage Road. Located in the mature neighbourhood of Homesteader and surrounded by a well-established residential community, the Kennedale Shopping Centre provides a large consumer draw with excellent exposure for your growing business. Neighbouring tenants include Enterprise Car Rental, Francos Pizza, Dentist, Pharmacy, and Cannabis Store. Located on a major commuter corridor, the shopping centre is in close proximity to other retailers and residential areas.

#### PROPERTY DETAILS

Municipal Address	12981 50 Street, Edmonton, Alberta
Legal Description	Plan 4313TR, Lot 13, Block 1
Neighbourhood	Homesteader
Unit Sizes	Unit 24: LEASED Unit 10: LEASED Unit 20: 1291 Sq. Ft
Zoning	CB1- Low Intensity Business Zone
Base Rent	Market
Additional Rent	\$13.62 [Est. 2022]

#### PROPERTY HIGHLIGHTS



Good visibility and access along  
50th Street and Hermitage Road



Close proximity to retailers  
and residential



Pylon Sign Opportunities



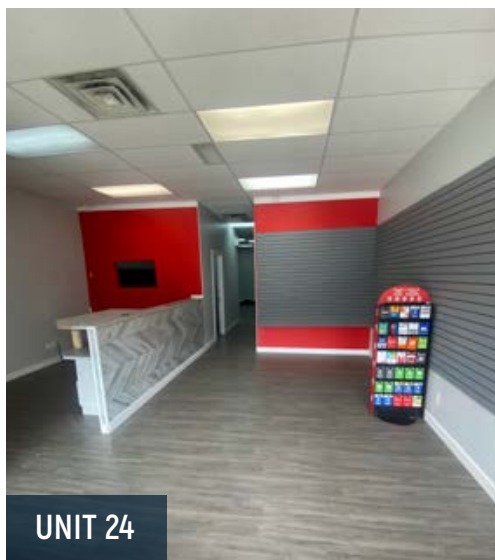
Ample Parking



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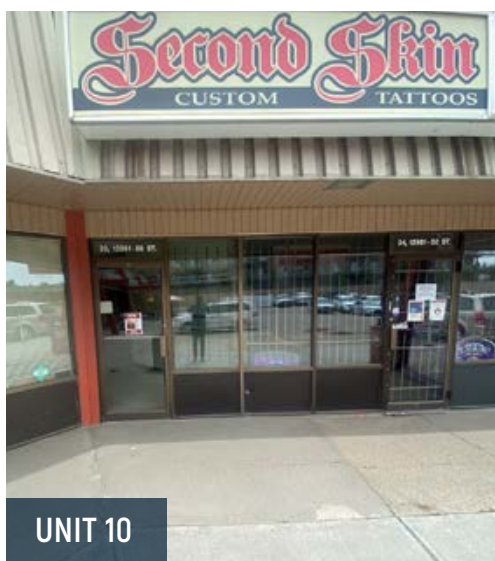
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UNIT 24



UNIT 20



UNIT 10



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## AREA DEMOGRAPHICS



Average Household  
Income \$79,649



33,454 Residents

33.5%

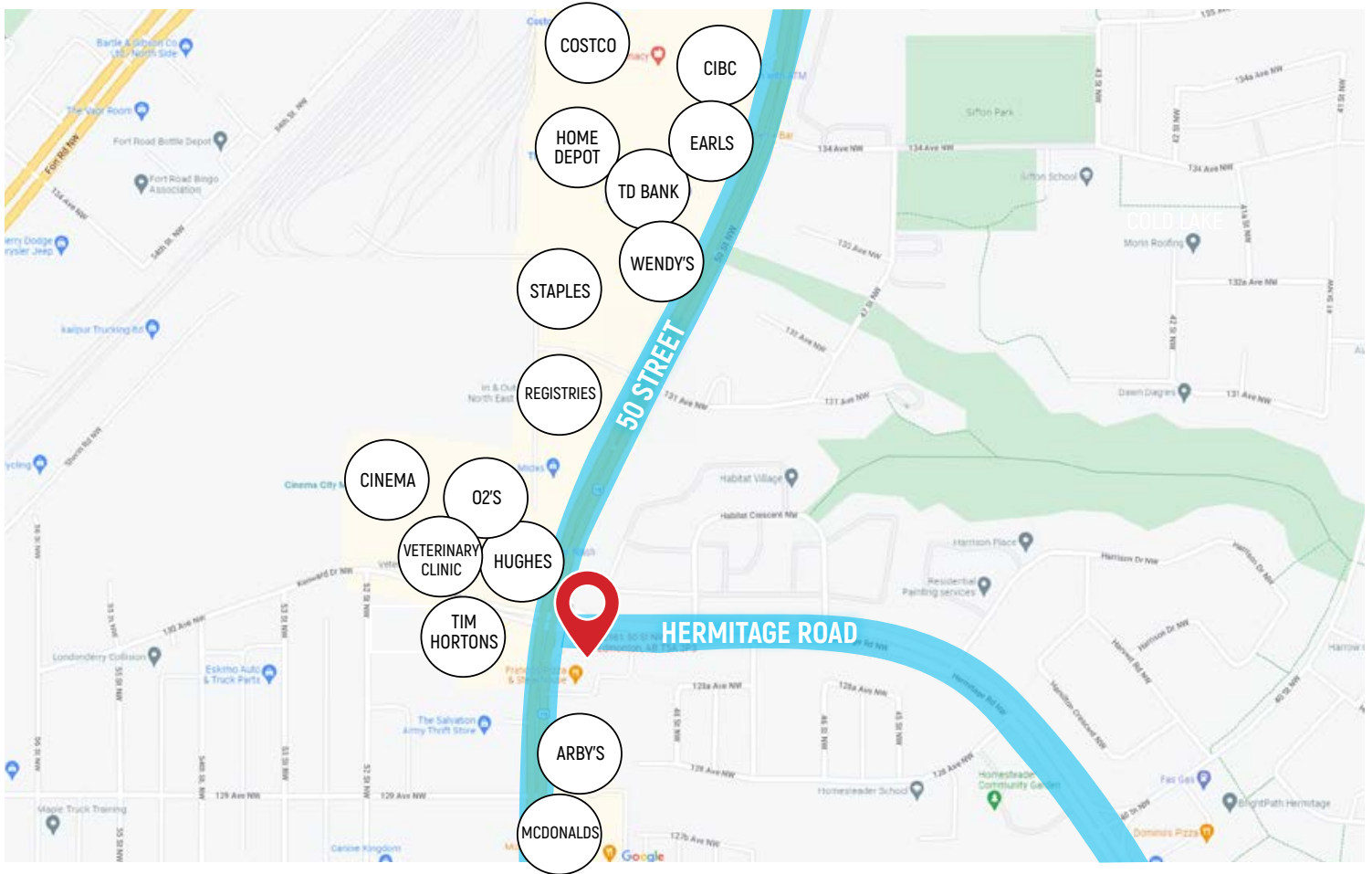
Population Age 20-29

13,200

Vehicles Per Day on  
Hermitage Road

36,800

Vehicles Per Day on  
50th Street



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