

ELITE KENNEDALE SHOPPING CENTRE

12981 50 Street, Edmonton, Alberta



Three Commercial Units with Direct Exposure Along 50th 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: 1060 Sq. Ft Unit 10: 1372 Sq. Ft 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



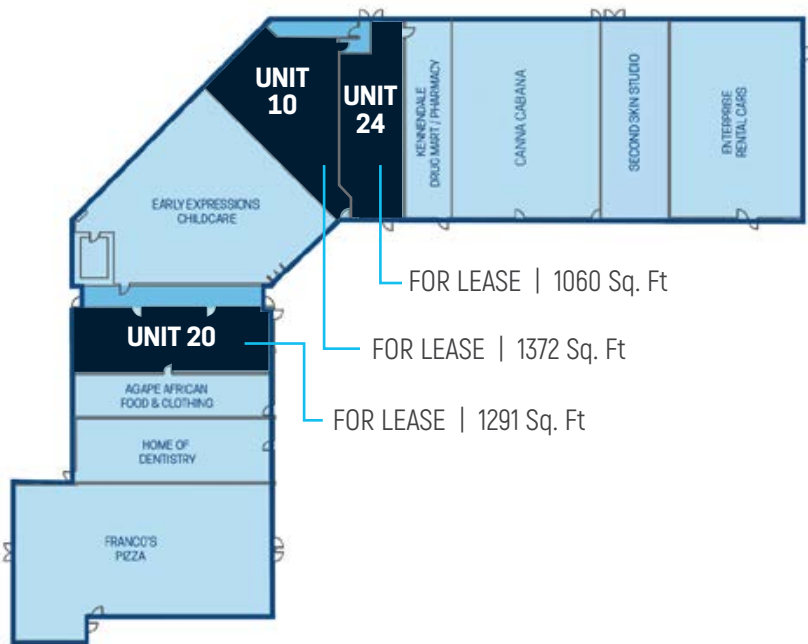
Close proximity to retailers and residential



Pylon Sign Opportunities



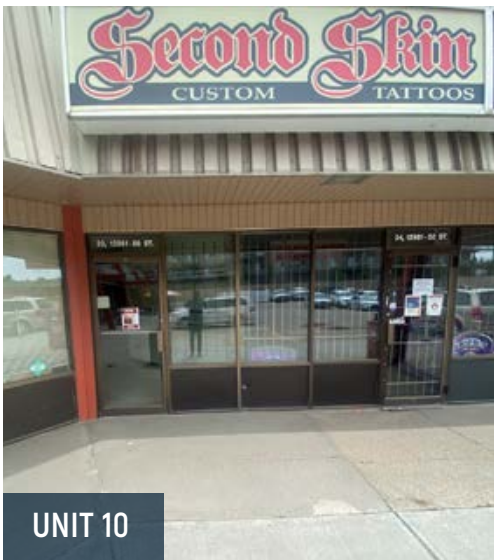
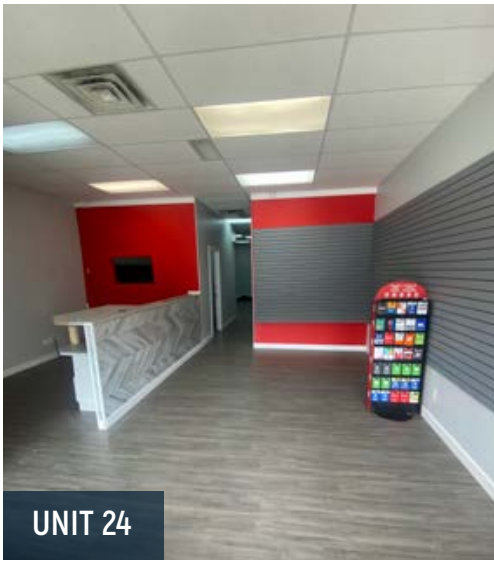
Ample Parking



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AREA DEMOGRAPHICS



Average Household
Income \$79,649



33,454 Residents



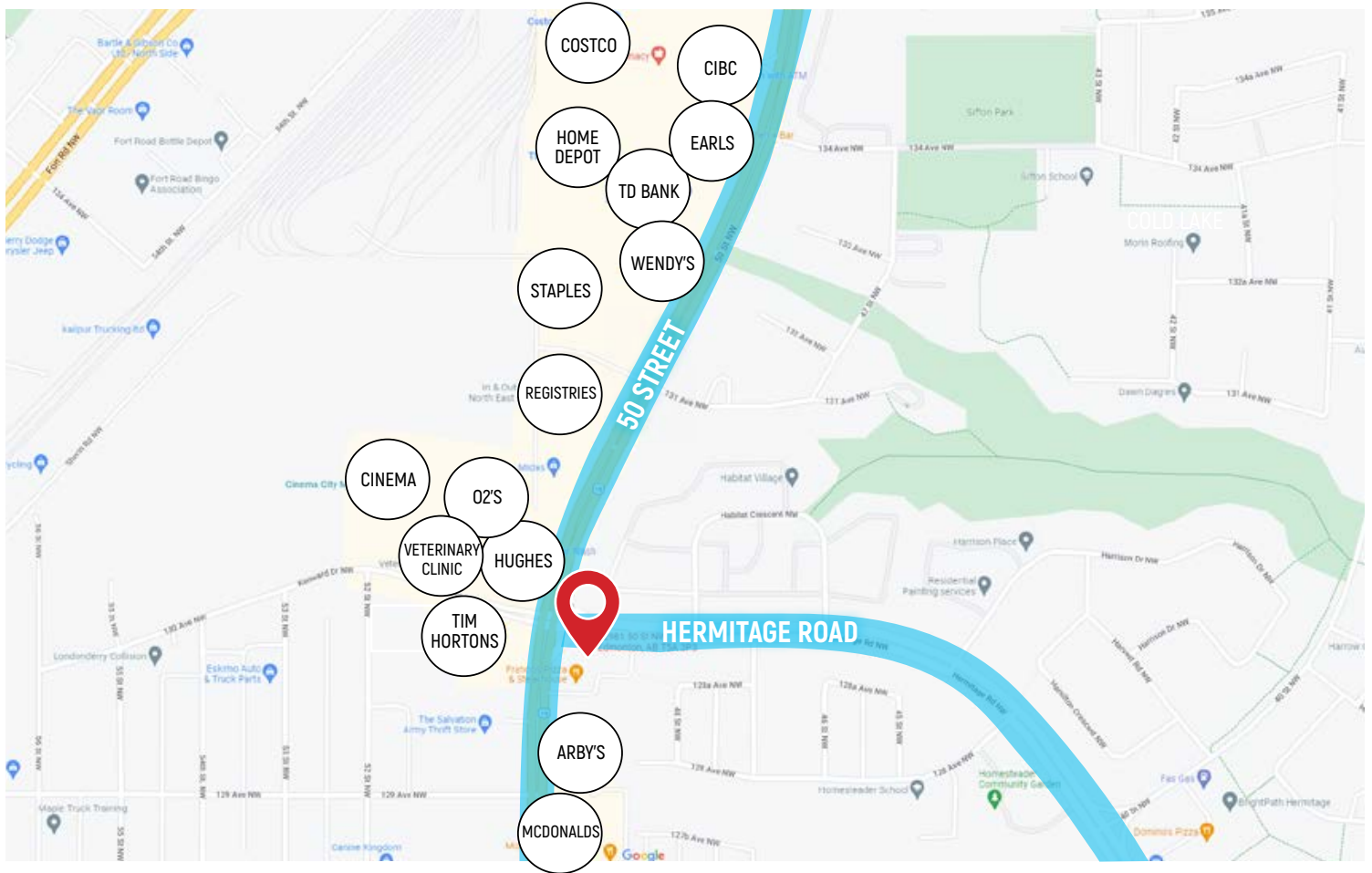
Population Age 20-29



Vehicles Per Day on
Hermitage Road



Vehicles Per Day on
50th Street



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