

FOR LEASE

1,210 SF and 1,650 SF

CENTRE FIFTY

4922 - 98 Avenue NW, Edmonton, AB



OPPORTUNITY

Centre Fifty is a well established shopping centre located at the high profile intersection of 50 Street and 101 Avenue, serving East Edmonton, Sherwood Park, and the surrounding trade area. Anchored by Canadian Tire, McDonald's, Dollar Tree, and Bank of Montreal, the centre attracts consistent daily traffic from nearby residential, office, and industrial communities.

Property Highlights

- Exposure to over 19,700 vehicles per day
- Direct access to major commuter routes and Anthony Henday Drive
- Strong mix of national, regional and local tenants
- Average household income of \$120,489 within 3 km
- Population of over 30,500 residents within 3 km

With exceptional visibility, strong demographics and ample on-site parking, Centre Fifty offers an outstanding opportunity for businesses seeking a presence in one of East Edmonton's busiest commercial corridors.



AREA MAP



PROPERTY DETAILS

Municipal Address: 4922 - 98 Avenue NW, Edmonton, AB

Year Built: 1984

Legal Description: Plan 8222786, Block 7, Lot 1

Parking: 3.7 stalls per 1,000 SF

Zoning: CB2 – General Business Zone

Base Rent: Market

Unit Size: 1,210 SF and 1,650 SF

Additional Rent: \$15.00 (2026 est.)



UNIT PHOTOS: 1,210 SF



UNIT PHOTOS: 1,650 SF



*Proposed concept rendering



