



**FOR LEASE**

1,850 SF Fully Fixtured Quick Service Restaurant Space

# ELITE CENTRE CLAREVIEW

13756 50 Street Edmonton AB

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## For Lease: 1,850 SF Fully Fixtured Quick Service Restaurant

Strategically positioned at the northwest corner of 137th Avenue and 50th Street NW, Elite Centre Clareview offers 1,850 SF of fully fixtured, turnkey space in Northeast Edmonton, built out as a fully fixtured quick service restaurant. Formerly Junior V's Restaurant, the space is move-in ready, minimizing upfront build-out costs for incoming tenants.

The centre features a strong mix of national and regional tenants including Red Swan Pizza, Supplement King, and Wok Box, with major nearby draws such as Costco, Real Canadian Superstore, Shoppers Drug Mart, and Tim Hortons driving consistent daily traffic exceeding 50,000 vehicles per day. Zoned General Commercial, the space accommodates a wide range of retail, food and beverage, and service-oriented uses — an excellent opportunity for businesses

### PROPERTY DETAILS

<b>Municipal Description</b>	13756 50 Street Edmonton AB
<b>Legal Description</b>	Plan: 0520351 Block: 4
<b>Zoning</b>	General Commercial
<b>Vacant Unit Size</b>	1,850 SF
<b>Base Rent</b>	Market
<b>Additional Rent</b>	\$18 PSF (2026 Estimate)
<b>Possession</b>	Immediately



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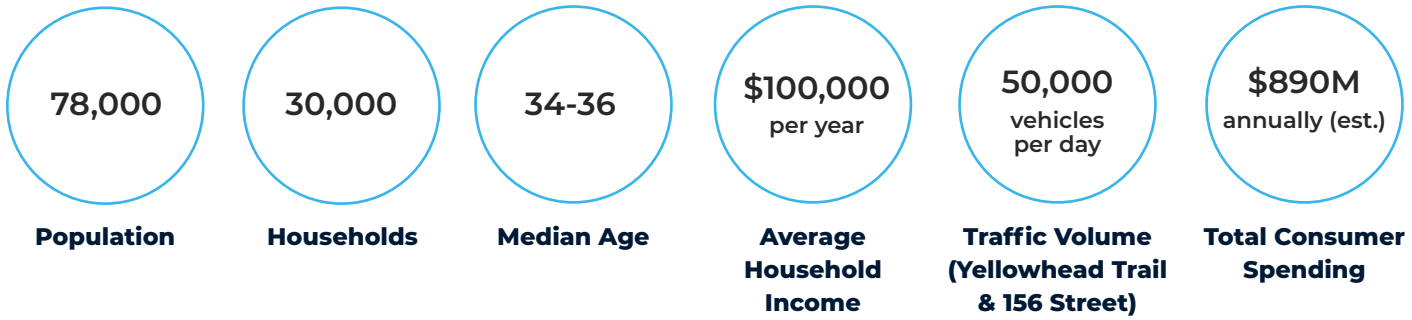
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# DEMOGRAPHICS (3KM RADIUS)



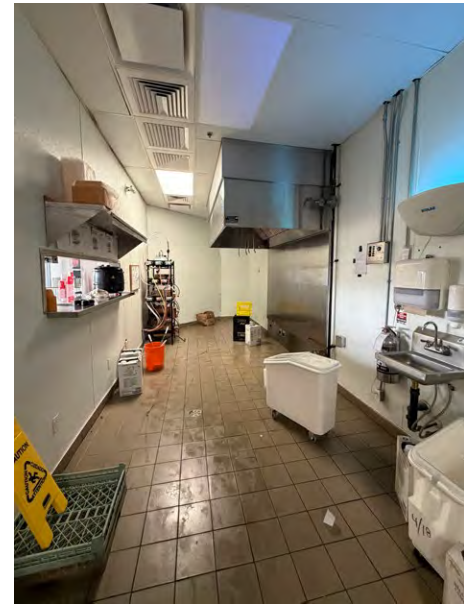
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