



Colliers



12847 50 Street NW | Edmonton, AB

# First floor retail for lease at Stella Place

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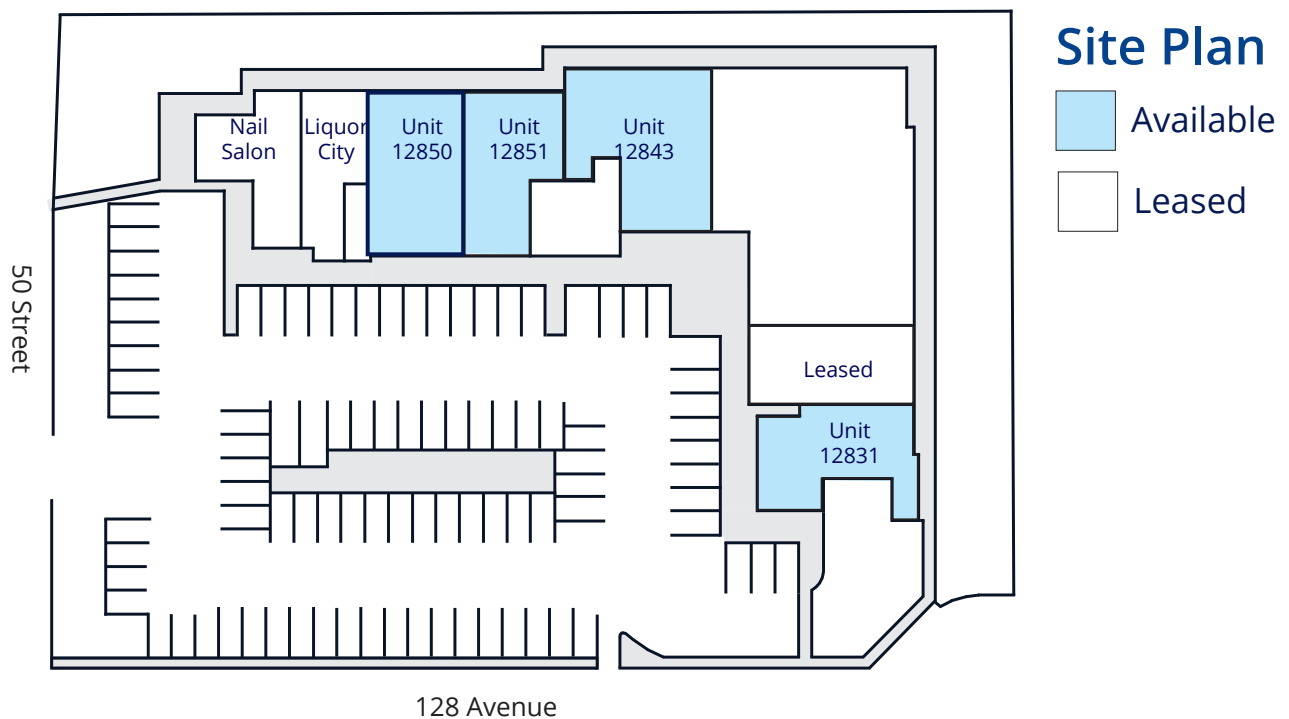
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# Property Overview

<b>Units Available</b>	Unit 12831: 1,908 SF
	Unit 12843: 3,152 SF
	Unit 12850: 1,200 SF
	Unit 12851: 2,104 SF
<b>Year Built</b>	2016
<b>Zoning</b>	CG - General Commerical Zone
<b>Residential Units</b>	66 Units
<b>Lease Rate</b>	Market
<b>Additional Rent</b>	Op costs: \$9.46 PSF
	Taxes: \$9.40 PSF
	<b>Total (2025): \$18.86 PSF</b>



# Key Demographics



Population



Households

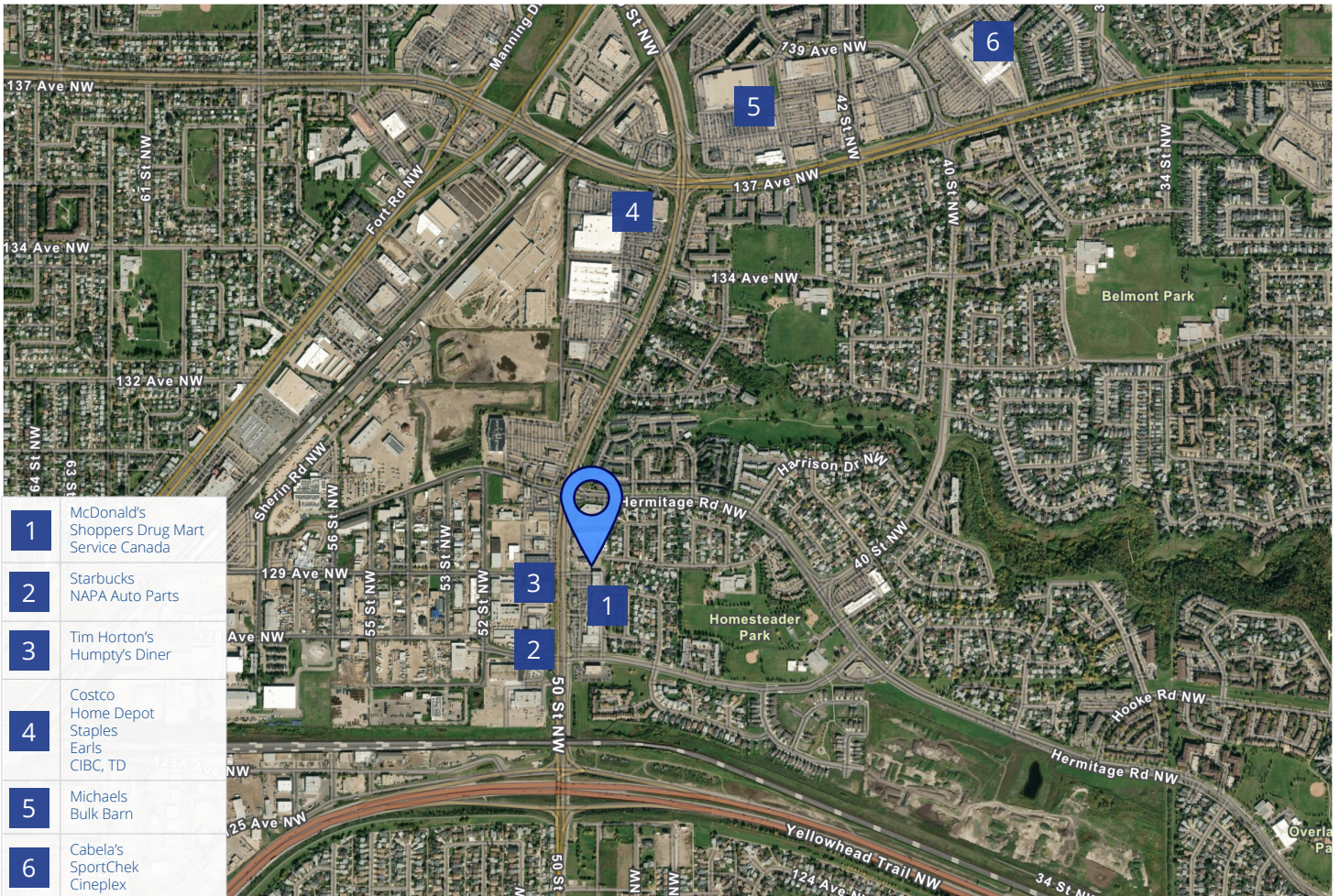


Median Age



Average Household Income

<p>3 kilometers</p> <p><b>80,402</b></p>	<p>3 kilometers</p> <p><b>30,070</b></p>	<p>3 kilometers</p> <p><b>37.6</b></p>	<p>3 kilometers</p> <p><b>\$92,222</b></p>
<p>5 kilometers</p> <p><b>178,971</b></p>	<p>5 kilometers</p> <p><b>65,373</b></p>	<p>5 kilometers</p> <p><b>37.8</b></p>	<p>5 kilometers</p> <p><b>\$98,194</b></p>





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