



AICRE
COMMERCIAL

FOR LEASE
SOUTH EDMONTON OFFICE
1,000 SF (+/-)

#201, 7313 50 Street NW, Edmonton



HIGHLIGHTS

- Separate entrance from other units
- A/C
- Large windows with lots of natural light
- 3 private offices, reception, kitchen, storage room, and washroom
- Direct exposure to 50 Street
- Ample Parking
- Surrounding amenities include gas stations, fast food, restaurants and convenience stores
- Excellent access to major roadways including 50 Street, 75 Street, Sherwood Park Freeway, 82 Avenue, 63 Avenue (Argyll Road), Whytemud, Gateway Boulevard and Calgary Trail



50 Street:	26,800	(+/-) VPD
Sherwood Park Freeway:	37,400	(+/-) VPD
Whyte (82) Avenue:	27,600	(+/-) VPD
75 Street:	19,600	(+/-) VPD



29,413 Residents
23,729 Daytime Population
3.5% growth (2017-2022)
4.7% projected growth (2022-2027)



Average household income of \$106,693
24.6% earn \$60,000 to \$100,000
40.5% earn more than \$100,000

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Meadow Kenney
Associate
780-271-4845
meadow@aicrecommercial.com





AICRE
COMMERCIAL

7313 50 STREET
FOR LEASE



PROPERTY DETAILS

ADDRESS:	#201, 7313 50 Street, Edmonton
LEGAL:	Plan 2214HW, Block F, Lot 3
ZONING:	(BE) Business Employment
OFFICE SIZE:	1,000 SF (+/-)
POSSESSION:	September 1, 2024
PLYON SIGNAGE:	\$150.00 / month
A/C:	Yes
OPERATING COSTS;	\$8.00 / SF
LEASE RATE:	\$14.00 / SF



Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

aicrecommercial.com



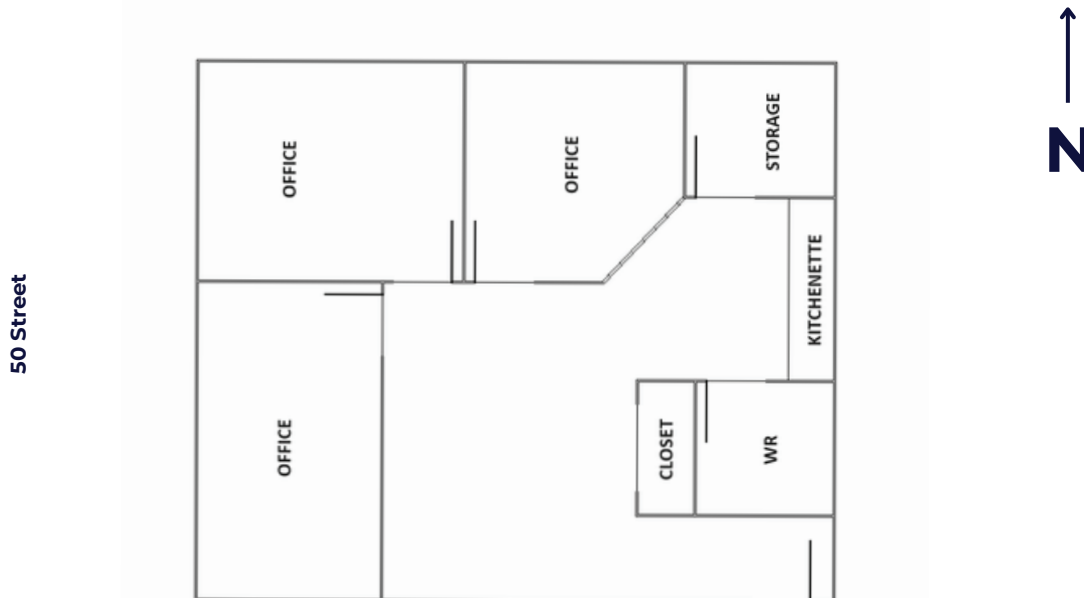
THE LOCATION

7313 50 STREET
FOR LEASE



FLOOR PLAN

*Floor plans for illustrative purposes only



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.

Colton Colquhoun
Associate Broker
780-830-9120
colton@aicrecommercial.com

aicrecommercial.com

