

FORT CENTRE

5514 134 Ave NW, Edmonton, AB

MaxWell
Commercial



FOR LEASE

FORT CENTRE

LOCATION HIGHLIGHTS

- Located along Fort RoadNW in northeast Edmonton.
- High visibility corridor serving Belvedere and surrounding communities.
- Convenient access to Yellowhead Trail, 50 Street and Fort Road.

PROPERTY ADVANTAGE

- Lease opportunities from 1,120± sq. ft. to 4,008± sq. ft.
- Possession will be available in Q4 2026 for lease.
- Five main floor units available for professional office or retail use. Second floor office retail/daycare space available for lease.
- Lease rates starting at:
 - Mainfloor lease rates start at \$32.00 PSF
 - Second floor (office retail/daycare) lease rates start at \$28.00 PSF
- Estimated 2026 operating costs of \$15.00 PSF.
- Zoned BE (Business Employment) for a variety of commercial uses.

TRANSPORTATION LINKS

- Frontage along busy Fort Road corridor.
- Quick access to Yellowhead Trail & Anthony Henday Dr.
- Public transit nearby with excellent commuter connectivity.

SURROUNDING DEMOGRAPHICS

- Located in the established Belvedere neighbourhood.
- Surrounded by residential, retail and employment districts.
- Minutes from Londonderry Mall & Clareview Town Centre.
- Strong daytime population and established customer base.
- Convenient access for northeast Edmonton trade area.



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$61,600
Average household income	\$78,900
Unemployment rate	9.3%

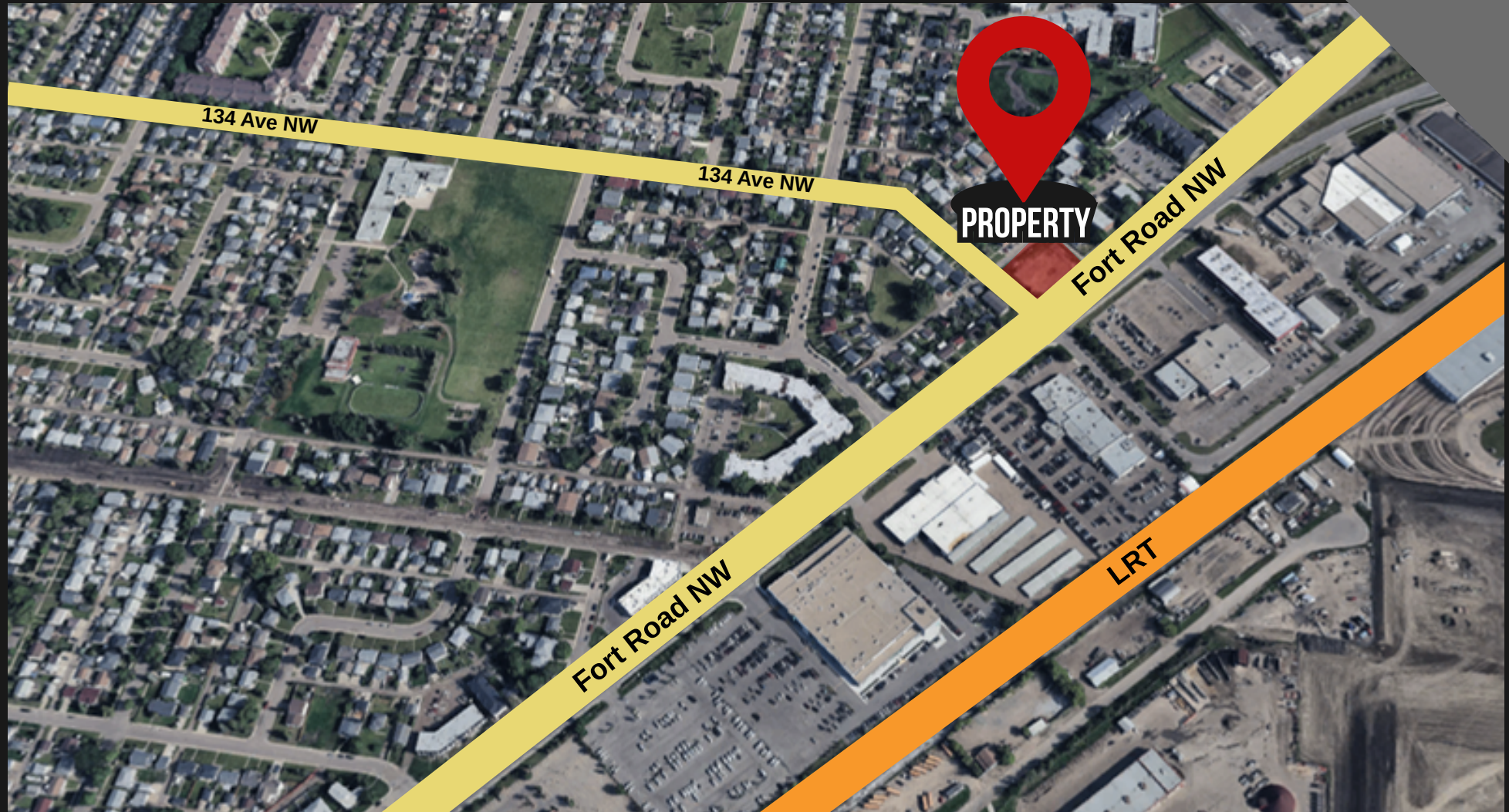
POPULATION



Total population	4,257
Population density	2,550 people/km ²
Median age	39.8 years

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AERIAL MAP



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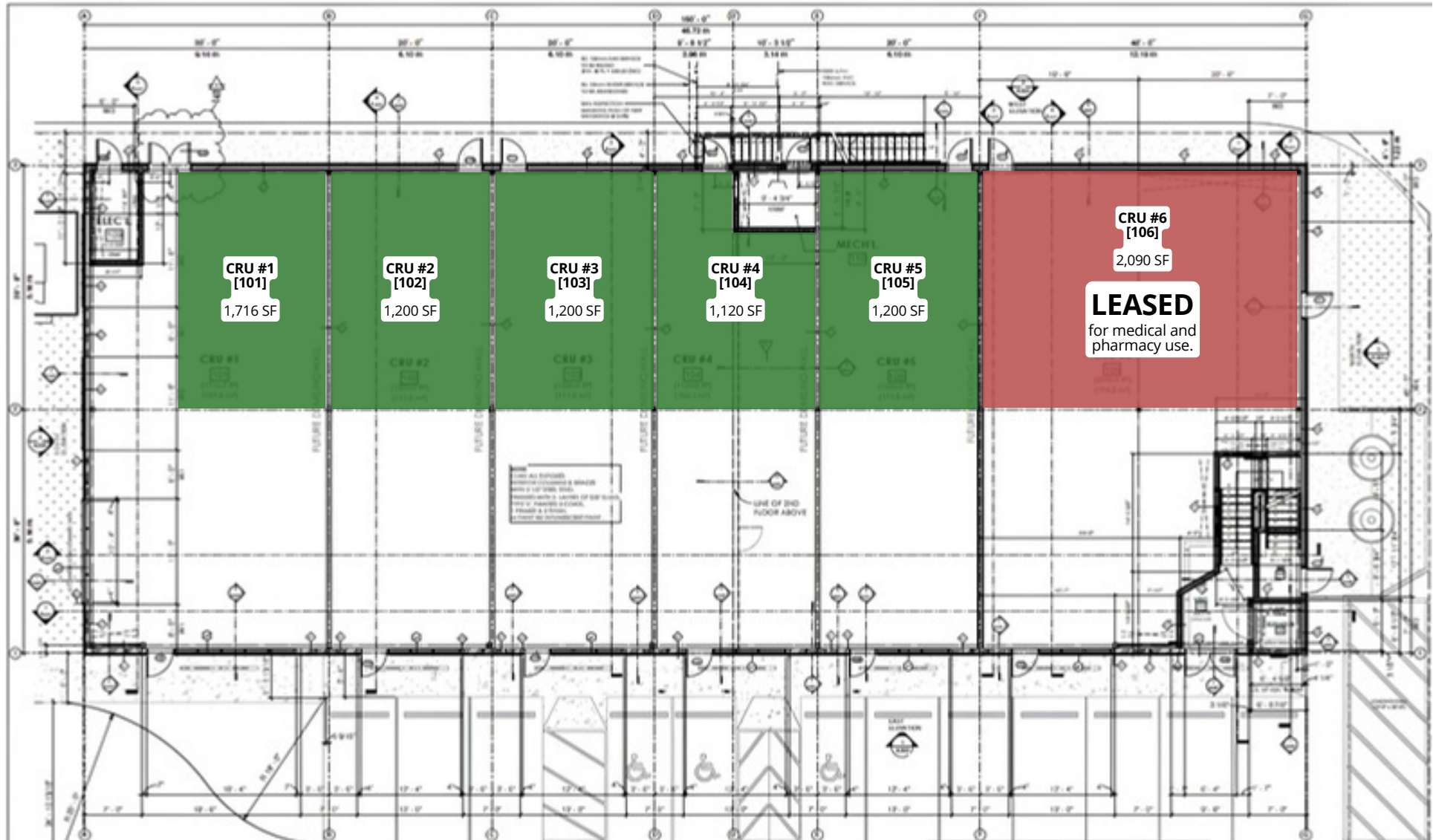
PROPERTY DETAILS



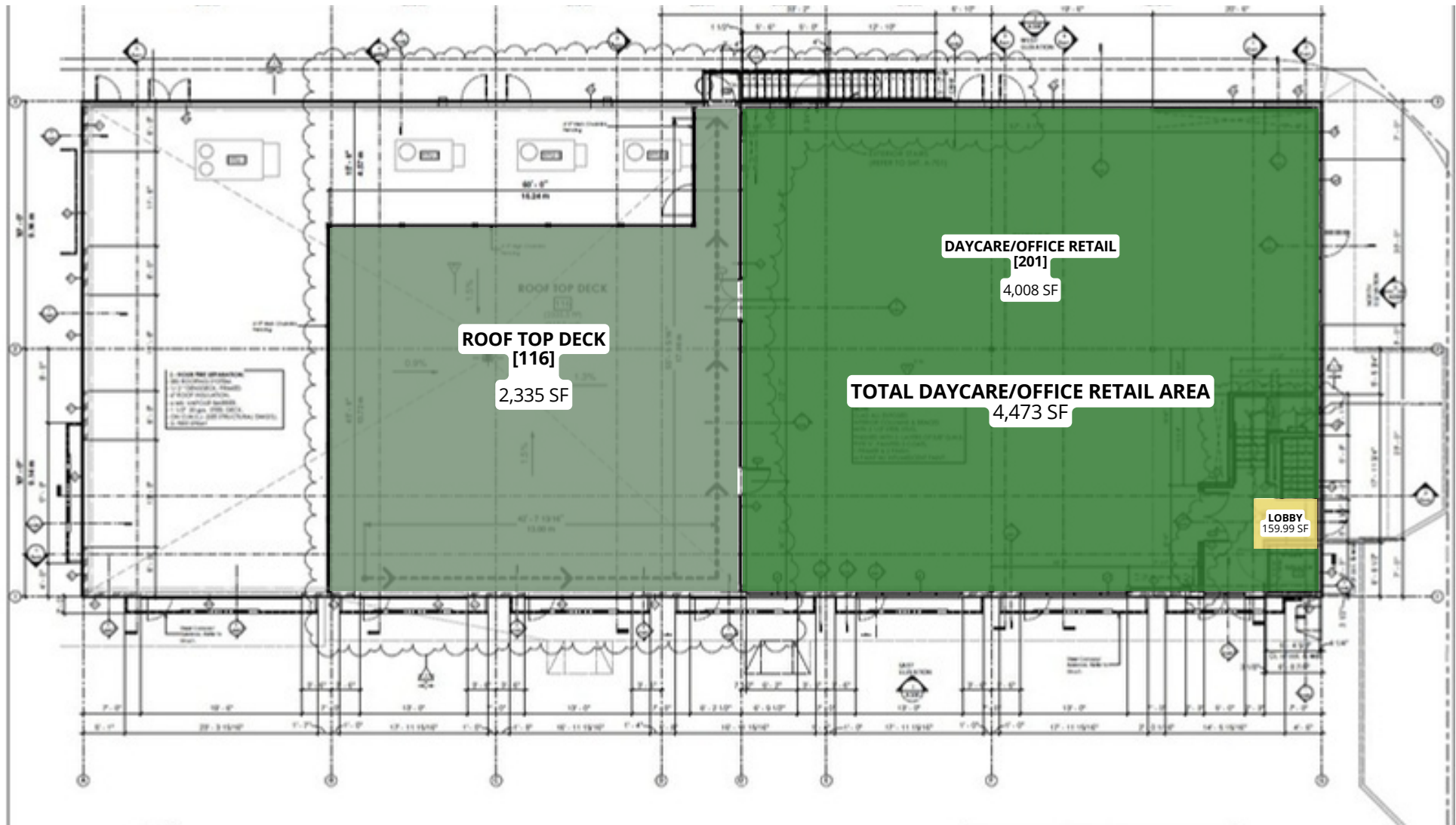
PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Lease
Base Lease Rate	• Main floor lease rates start at \$32.00 PSF • Second floor (daycare/office retail) lease rates start at \$28.00 PSF
Op Costs	\$15.00 PSF (Estimated for 2026)
Total Area	10,909 +/- SF
Possession	Q4 2026
Address	5514 134 Ave NW, Edmonton, AB
Legal Address	Plan 2676MC Block 13 Lot 23
Zoning	BE Business Employment
Main Floor	5 Units Available
Second Floor	Daycare

OVERALL SITE PLAN - MAIN FLOOR



OVERALL SITE PLAN - SECOND FLOOR



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