



8170 50 Street, Edmonton

**PLAZA 50 - Warehouse**



## PROPERTY DETAILS

Address:	8170 50 Street, Edmonton
Legal:	Plan 7521677, Lot E
Zoning:	CB2 (General Business Zone)
Total Size:	3,300 SF (+/-)
Possession:	Immediate
Parking:	Scramble / Reserved Stalls
Lease Rate:	\$4,500 / Month*
	*Utilities Included



## PROPERTY HIGHLIGHTS

- Warehouse with front offices and reception
- Fiber internet
- Ample parking
- Convenient location on 50 Street and Sherwood Park Freeway
- Located in PLAZA 50 - Light controlled intersection for entering/exiting the property

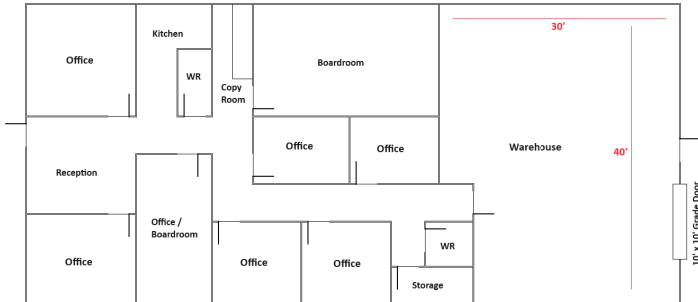


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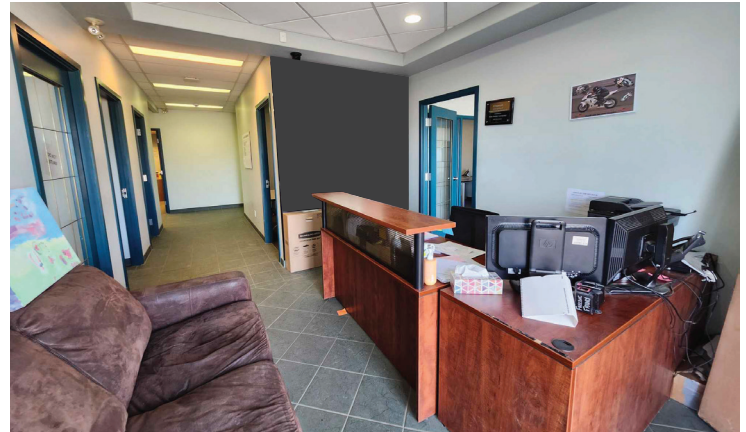
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**UNIT 430**



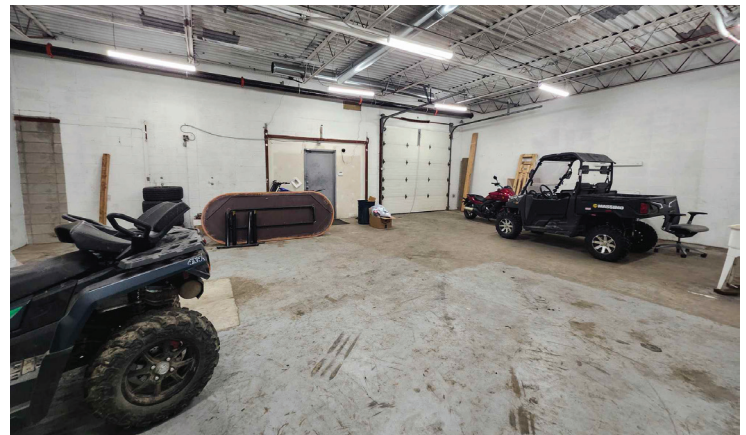
Floor plan



Front reception



Front office



Warehouse

**PROPERTY SPECIFICATIONS**

Power:	347/600 V / 200 AMP / 3 Phase TBC
Loading:	1 x 10' x 10' Grade Door
Ceiling Height:	12' Clear
Total Size:	3,300 SF (+/-)
Warehouse:	1,200 SF (+/-)
Office:	2,100 SF (+/-)

\*Floor plans for illustrative purposes only



- Excellent access to major arterials including Sherwood Park Freeway, Anthony Henday, 75 Street and Wayne Gretzky Drive
- Nearby businesses include Shelly's Dance Studio, New Castle Pub & Grill and Hard Rock Flooring & Design



**VEHICLES  
PER DAY**

<b>Sherwood Park Freeway:</b>	37,400
<b>50 Street:</b>	26,800
<b>Whyte (82) Avenue:</b>	27,600
<b>75 Street:</b>	19,600



**AREA  
POPULATION**

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



**AREA  
INCOME**

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

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