

FOR LEASE CENTRE 50

4922 98 AVENUE, EDMONTON, AB
1,222 SF & 1,650 SF



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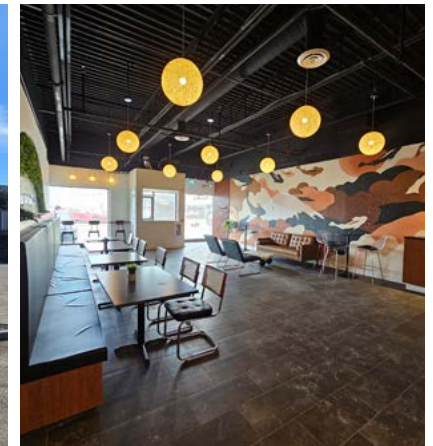
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OVERVIEW / CENTRE 50

4922 98 AVENUE, EDMONTON, AB

OPPORTUNITY

Centre 50 is located on 50 Street near 101 Avenue with excellent exposure to commuter traffic from surrounding neighbourhoods, downtown, and Sherwood Park. Offering a wide variety of commercial uses, immediate possession, and ample parking makes this centre a desirable location for any business. Anchored by national tenants Canadian Tire, Mark's, McDonald's, Dollar Tree, and BMO, Centre 50 is a popular destination for the surrounding residential, office, and industrial areas.



HIGHLIGHTS

- East Building: 1,222 SF Space Available for Lease
- West Building: 1,650 SF Space Available For Lease
- Excellent exposure to over 19,700 vehicles per day on 50 Street and 26,800 on 101 Ave.
- Anchor tenants: Canadian Tire, Mark's, McDonald's, Dollar Tree, and BMO.
- Other tenants include Fargos, Edo Japan, Leading Edge Physiotherapy, Red Swan Pizza, and more.

DETAILS + SITE MAP / CENTRE 50

4922 98 AVENUE, EDMONTON, AB

SALIENT DETAILS

| | | |
|--------------------|------------------------------|-------------------------|
| Municipal Address: | 4922 98 Avenue, Edmonton | |
| Legal Description: | Plan 8222786, Block 7, Lot 1 | |
| Zoning: | CB2 - General Business Zone | |
| Unit Sizes: | East Building: 1,222 SF | West Building: 1,650 SF |
| Parking: | Ample surface parking stalls | |
| Asking Rent: | Market | |
| Additional Rent: | Operating Costs: | \$6.64/SF (2026 est.) |
| | Property Tax: | \$2.11/SF (2026 est.) |
| | Totals: | \$8.75/SF (2026 est.) |



AREA + STATS / CENTRE 50

4922 98 AVENUE, EDMONTON, AB



+19,700
vehicles
per day



EXPOSURE
50 street
& 101 Avenue



FREEWAY ACCESS
5 minutes to
Anthony Henday



\$120,489
household income
average within 3km



30,570
2023 estimated
population within 3km



3.6%
Projected Population
change (2023-2028)



41.4
Median
Age



2.28
Average Persons
per Household



LOCATION OVERVIEW / CENTRE 50

4922 98 AVENUE, EDMONTON, AB





CENTRE 50

PRESENTED BY

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