

FOR LEASE

OFFICE/RETAIL CONDO

NAI Commercial



**UNDER \$2,500/MONTH**

7116, 50 FIRESIDE GATE | COCHRANE, AB | 643 SF± WITH GREAT FRONTAGE

PROPERTY DESCRIPTION

- 643 sq. ft. commercial condo unit
- Fronting onto Fireside Blvd with great visibility
- Ideal for office, retail, or personal service businesses
- Ready for custom interior finishings to suit your business
- Located in a growing community with strong surrounding demographics



**8,829**  
DAYTIME POPULATION



**4.0%**  
ANNUAL GROWTH  
2023-2033



**1,734**  
EMPLOYEES



**\$296M**  
CONSUMER SPENDING



**14,440**  
FIRESIDE N AND  
HWY 22



**\$144,450**  
AVERAGE  
HOUSEHOLD INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

**DON ROBINSON**

Senior Associate  
587 635 2490  
drobinson@naiedmonton.com

**HARRIS VALDES**

Associate  
587 635 5611  
hvaldes@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



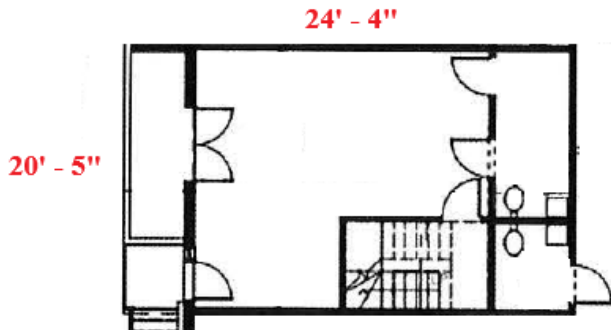
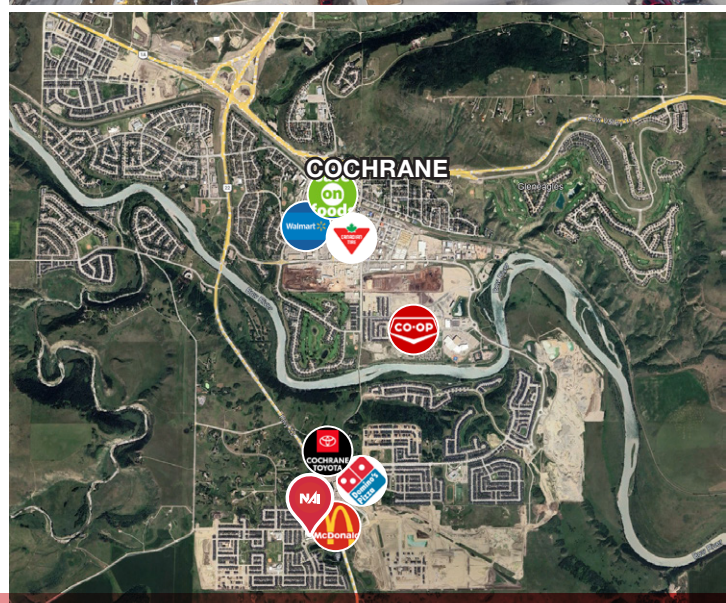
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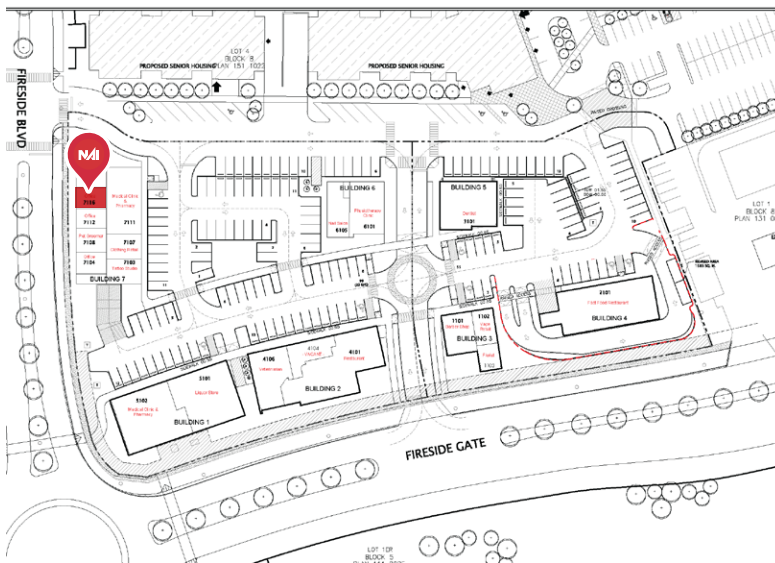
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**ADDITIONAL INFORMATION**

SIZE AVAILABLE	643 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 2111290, Unit 7
ZONING	C-N
AVAILABLE	Immediately
NET LEASE RATE	\$34.00/sq.ft./annum
OPERATING COSTS	\$12.85/sq.ft./annum (2025) includes common area maintenance, property taxes, building insurance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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