



8170 50 Street, Edmonton

PLAZA 50 - 2nd Floor Office Spaces



PROPERTY DETAILS

Address:	8170 50 Street, Edmonton
Legal:	Plan 7521677, Lot E
Zoning:	CB2 (General Business Zone)
Total Sizes:	
Unit: 202	4,500 SF (+/-)
Unit 210:	1,800 SF (+/-)
Unit 255:	1,800 SF (+/-)
Unit 256:	922 SF (+/-)
Unit 272:	1,200 SF (+/-)
Parking:	Scramble / Reserved Stalls



PROPERTY HIGHLIGHTS

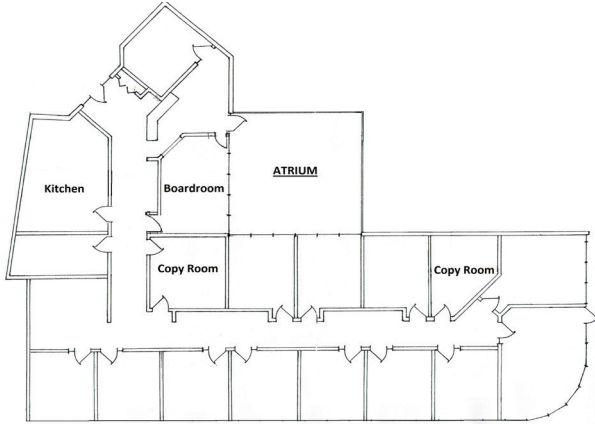
- Multiple second floor office spaces available
- Floor-to-ceiling windows in most offices
- Ample parking
- Convenient location on 50 Street and Sherwood Park Freeway
- Located in PLAZA 50 - Light controlled intersection for entering/exiting the property



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

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

UNIT 202



Floor plan



Reception

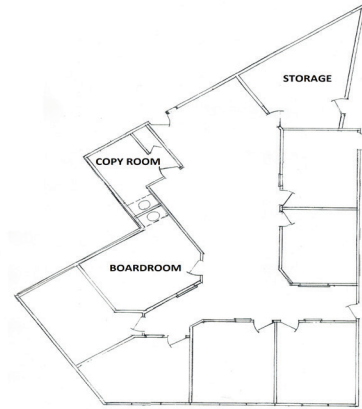
UNIT 202 SPECIFICATIONS

Size:	4,500 SF (+/-)
Gross Lease Rate:	\$8,000.00 / Month*
	*Includes Utilities

- 14 offices, boardroom, kitchen, 2 copy rooms, bull pen and reception area
- Shared atrium
- Made be combined with unit 210

*Floor plans for illustrative purposes only

UNIT 210



Floor plan



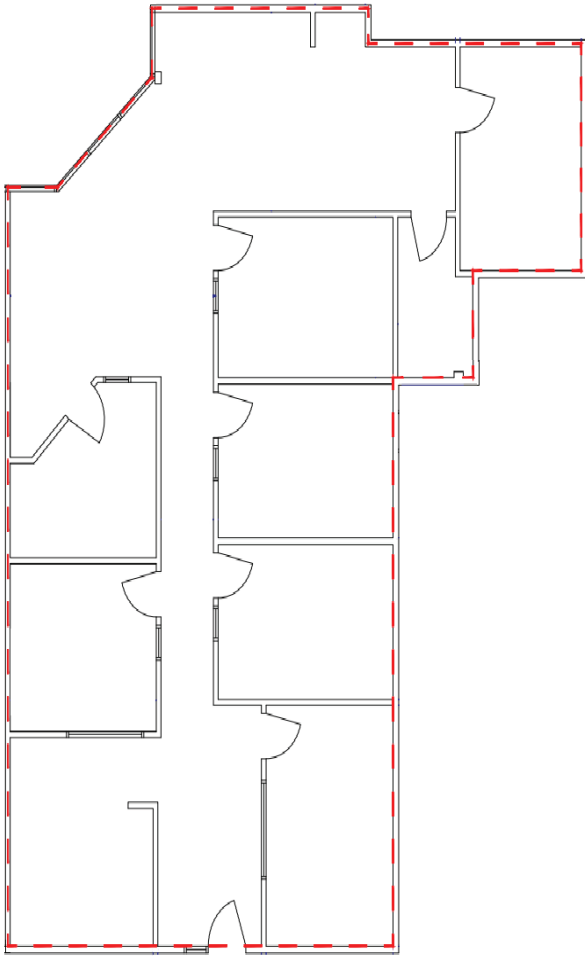
Offices

UNIT 210 SPECIFICATIONS

Size:	1,800 SF (+/-)
Gross Lease Rate:	\$3,500.00 / Month*
	*Includes Utilities

- 6 offices, boardroom, copy room and reception area
- Shared atrium
- Made be combined with unit 202

UNIT 255



Floor plan

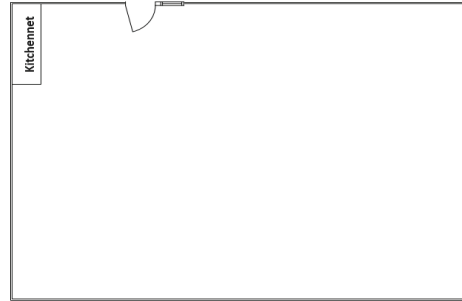
UNIT 255 SPECIFICATIONS

Size:	1,800 SF (+/-)
Gross Lease Rate:	\$3,500.00 / Month*
	*Includes Utilities

- 6 offices, boardroom, copy room and reception area

*Floor plans for illustrative purposes only

UNIT 256



Floor plan



Unit 256

UNIT 256 SPECIFICATIONS

Size:	922 SF (+/-)
Gross Lease Rate:	\$1,700.00 / Month*
	*Includes Utilities

- Previously a tattoo shop
- Open space with a sink

 **PROPERTY
FEATURES**

8170 50 Street, Edmonton

Property features:

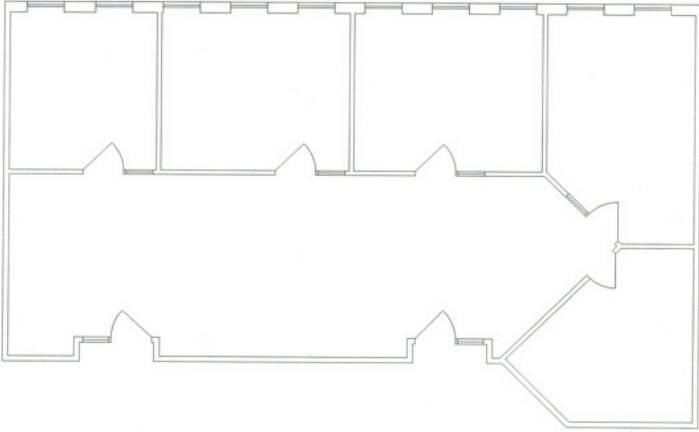


OFFICES



PARKING

UNIT 272



Floor plan



Reception

 **UNIT 272
SPECIFICATIONS**

Size:	1,200 SF (+/-)
Gross Lease Rate:	\$2,200.00 / Month*
	*Includes Utilities

- 3 offices, reception, kitchen and boardroom

*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

Sherwood Park Freeway:	37,400
50 Street:	26,800
Whyte (82) Avenue:	27,600
75 Street:	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

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

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

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