

**AVISON
YOUNG**

Hopewell[®]
REAL ESTATE
SERVICES

50th
Street
Business
Park

50th

Multiple Availabilities for Lease

50 Street & 68 Avenue, Edmonton, Alberta



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FOR LEASE

A place for your business

50th Street Business Park is centrally located in the heart of Edmonton's southeast industrial area. The modernly designed development consists of 11 buildings totaling 975,000 square feet as well as over 315,000 square feet of storage yard. All the space your business needs including ample customer/employee parking, yard space and loading with room to grow.

Designed with flexibility to accommodate a variety of tenants including manufacturing, construction, wholesalers, warehousing and business support services.



11-building business park



Blank space available
for customization



Excellent exposure along
50th Street



Dock and grade loading

FOR LEASE

About the Property

Best in class construction

- Dock and grade loading
- Large windows for natural light

Options for all businesses

- Space for all business sizes
- Yard space available
- Flexibility to accommodate a variety of tenants

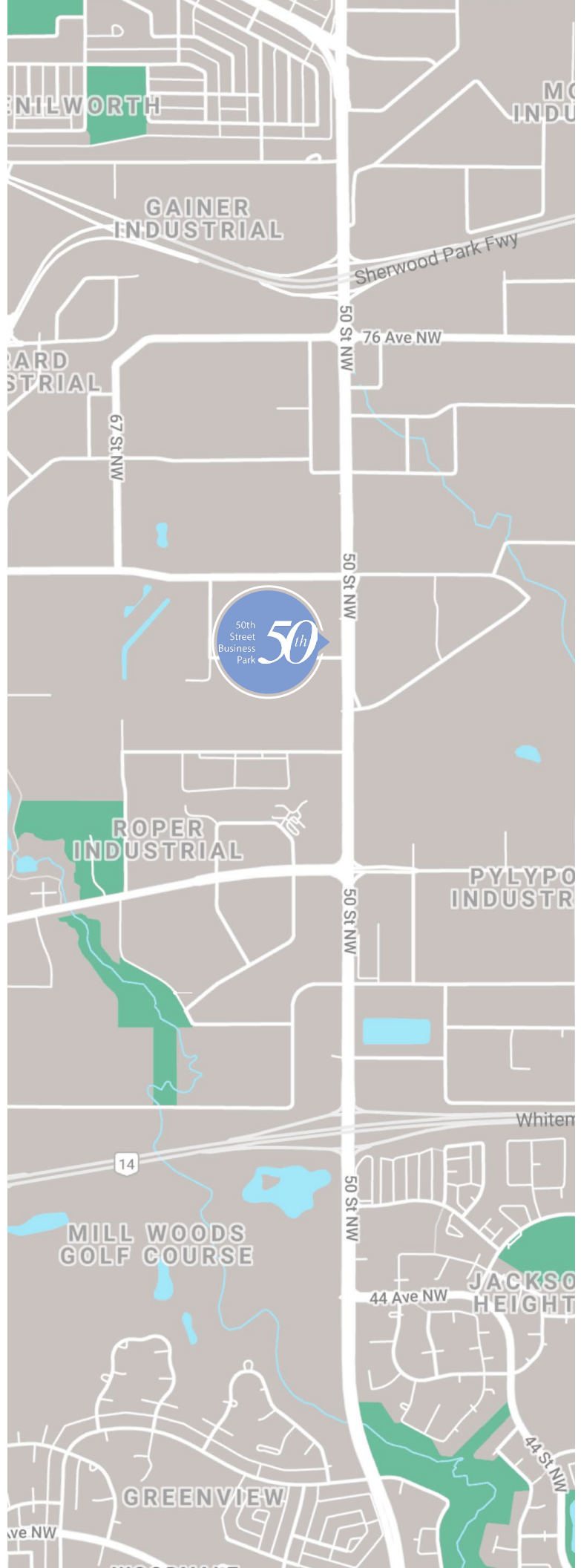
Strategic location

- Immediate access to 50th Street and 75th Street, two major arterial roadways
- Only minutes away from major transportation routes including Anthony Henday Drive, Whitemud Drive and Sherwood Park Freeway.

Benefit from neighbouring businesses

- Be in the heart of the southeast industrial node
- Complimentary neighbouring businesses make your location a one stop shop

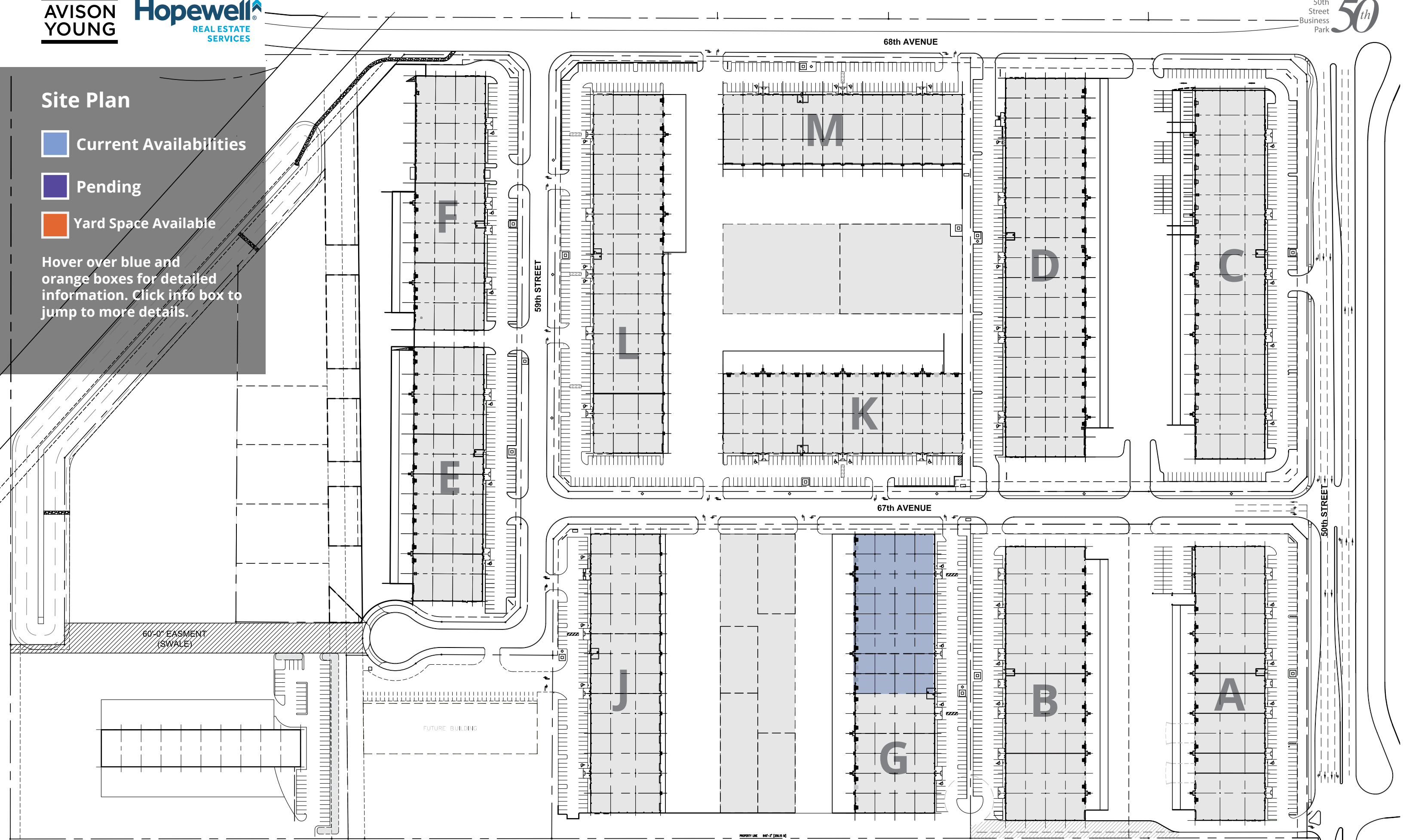
Variable bay sizes to suit your business needs

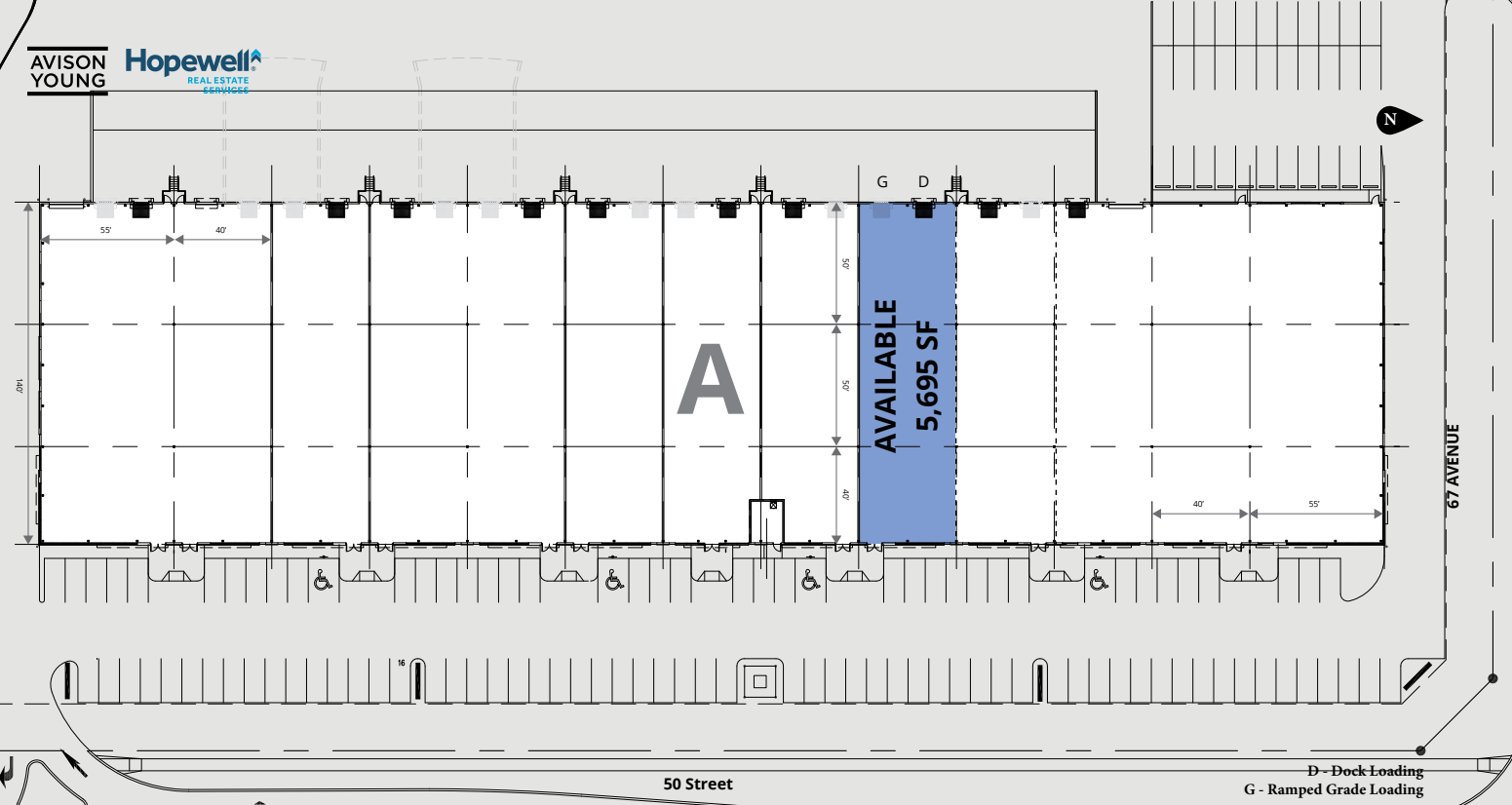


Site Plan

- Current Availabilities
- Pending
- Yard Space Available

Hover over blue and orange boxes for detailed information. Click info box to jump to more details.





Building A

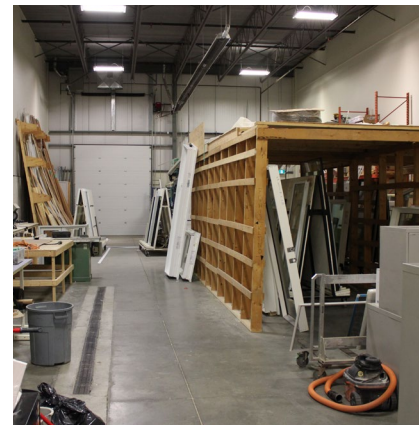
6636 - 50 Street NW, Edmonton, AB



Area Available	5,695 SF
Total Building Area	77,185 SF
Additional Costs	\$1.74 operating costs \$3.38 property tax \$5.22 PSF total
Loading	1 dock (8' x 10') 1 ramped grade (12' x 14')
Ceiling Height	28'
Zoning:	BE
Asking Rate:	\$12.95 PSF

Features

- Available immediately
- 200 amps, 600 volt, 3 phase, 4 wire
- Strong exposure to 50th Street
- Abundant staff parking
- Furniture included (boardroom table, three desks and chairs)
- Modern office improvements
- 1,979 SF of office space







**If you would like more
information on this property
please get in touch.**

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