

**AVISON  
YOUNG**

**Hopewell**<sup>®</sup>  
REAL ESTATE  
SERVICES

50th  
Street  
Business  
Park

50<sup>th</sup>

## 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

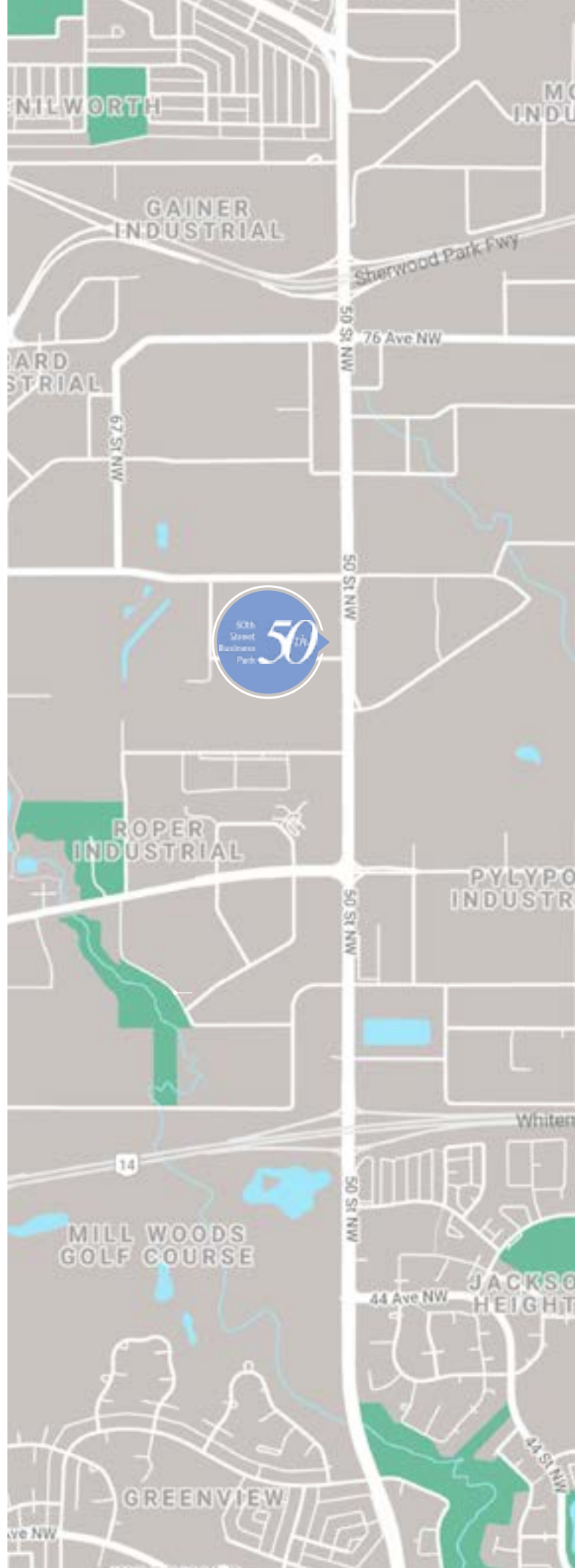
### Strategic location

- 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

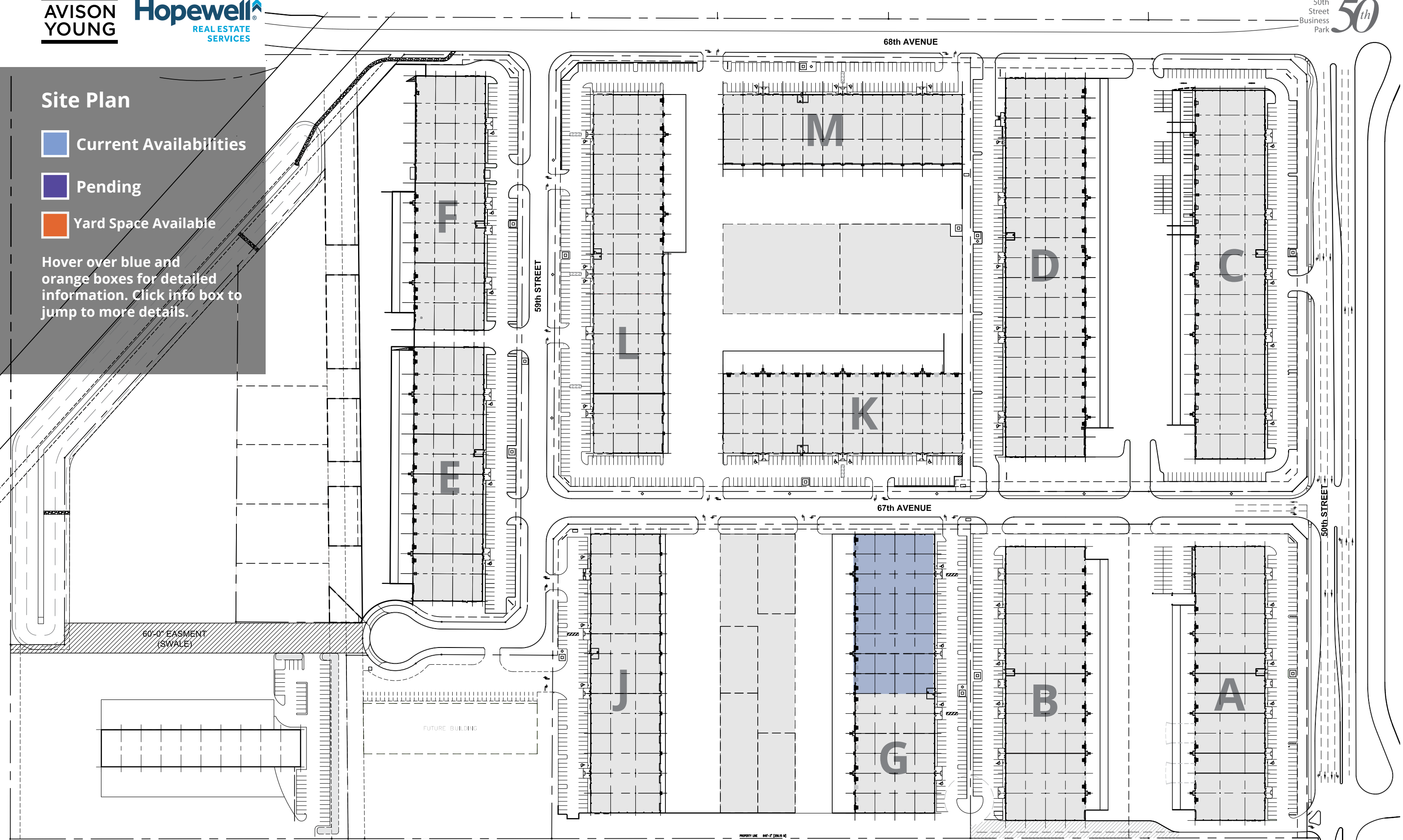
## Variable bay sizes to suit your business needs

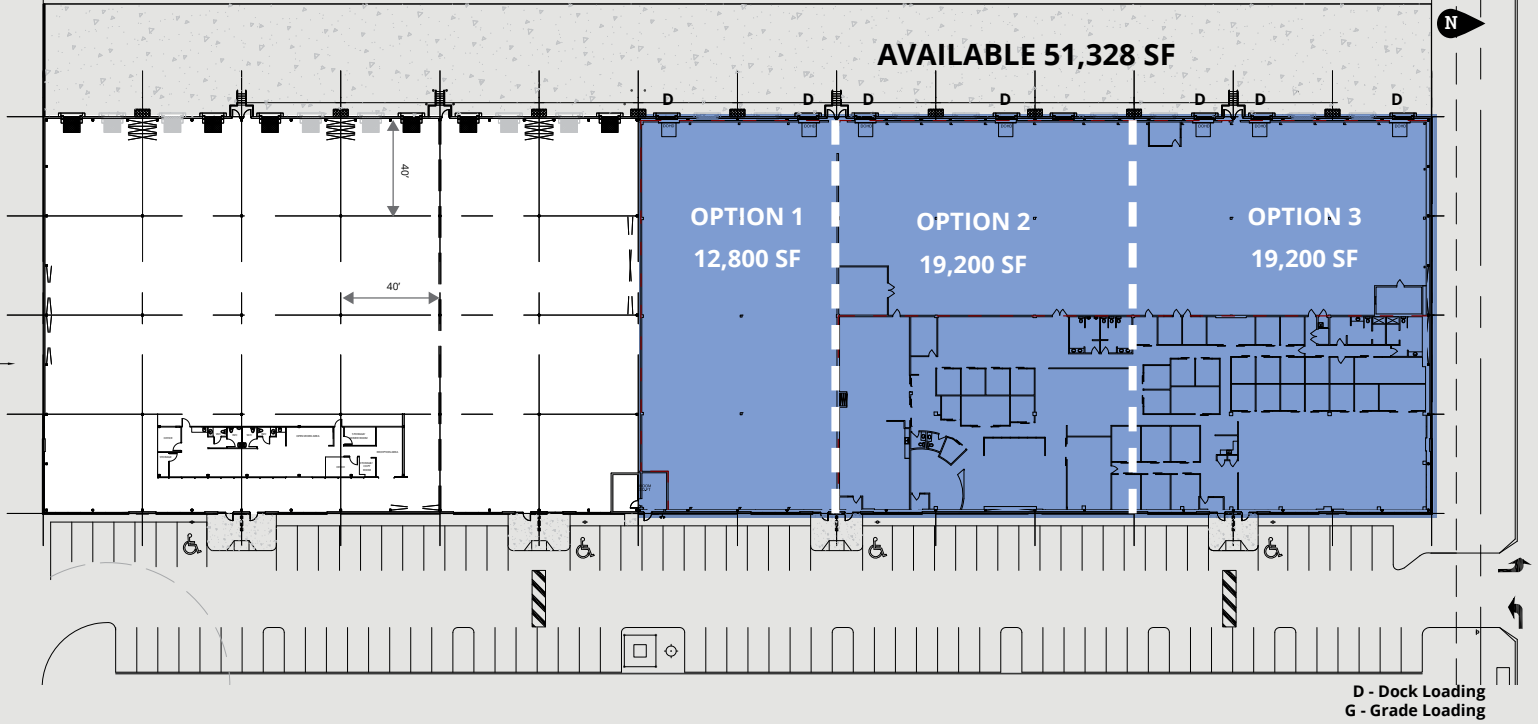


### Site Plan

- Current Availabilities
- Pending
- Yard Space Available

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





# Building G

[View the virtual tour](#)

5637 - 67 Avenue NW, Edmonton, AB

50th Street Business Park

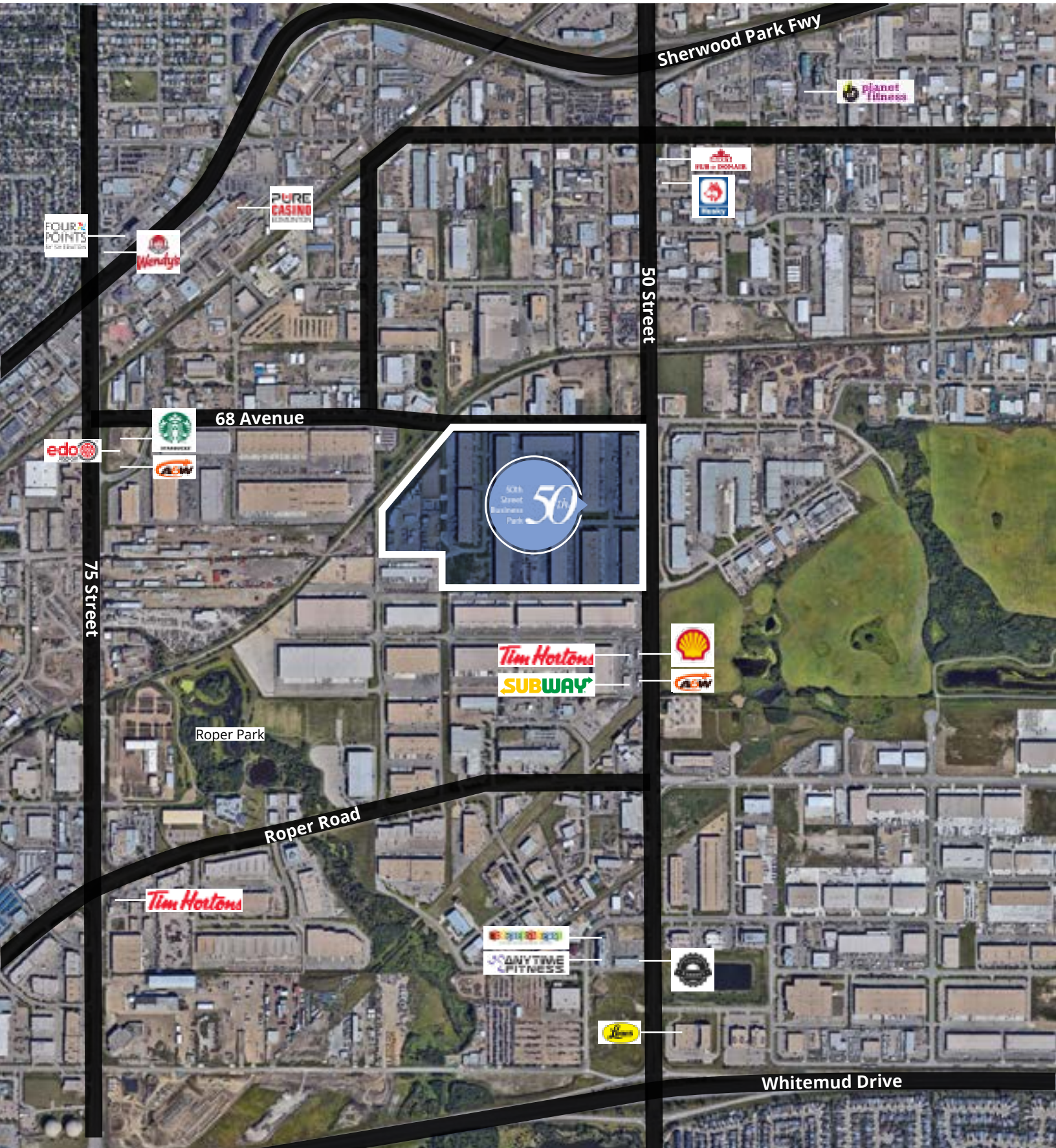
Area Available	51,328 SF
Total Building Area	89,451 SF
Additional Costs (2024)	\$1.60 operating costs \$3.18 property tax <b>\$4.78 PSF total</b>
Loading	8 dock
Ceiling Height	28'
Zoning	IM - Medium Industrial
<b>Asking Rate:</b>	<b>Market</b>

## Features

- First-class office development with large open facilitation room, board room, breakout rooms, and fitness area
- 19,600 SF of office area
- 1200 Amps, 347/600 volt, 3 phase, 4 wire, 60 Hz power
- Ample parking
- Ability to demise











**If you would like more  
information on this property  
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