

**AVISON
YOUNG**

Hopewell[®]
REAL ESTATE
SERVICES

50th
Street
Business
Park

50th

Multiple Availabilities for Lease

50 Street & 68 Avenue, Edmonton, Alberta



Colin Ludwig
Principal
+1 780 99 5404
colin.ludwig@avisonyoung.com

Thomas Ashcroft, SIOR
Principal
+1 780 990 5364
thomas.ashcroft@avisonyoung.com



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

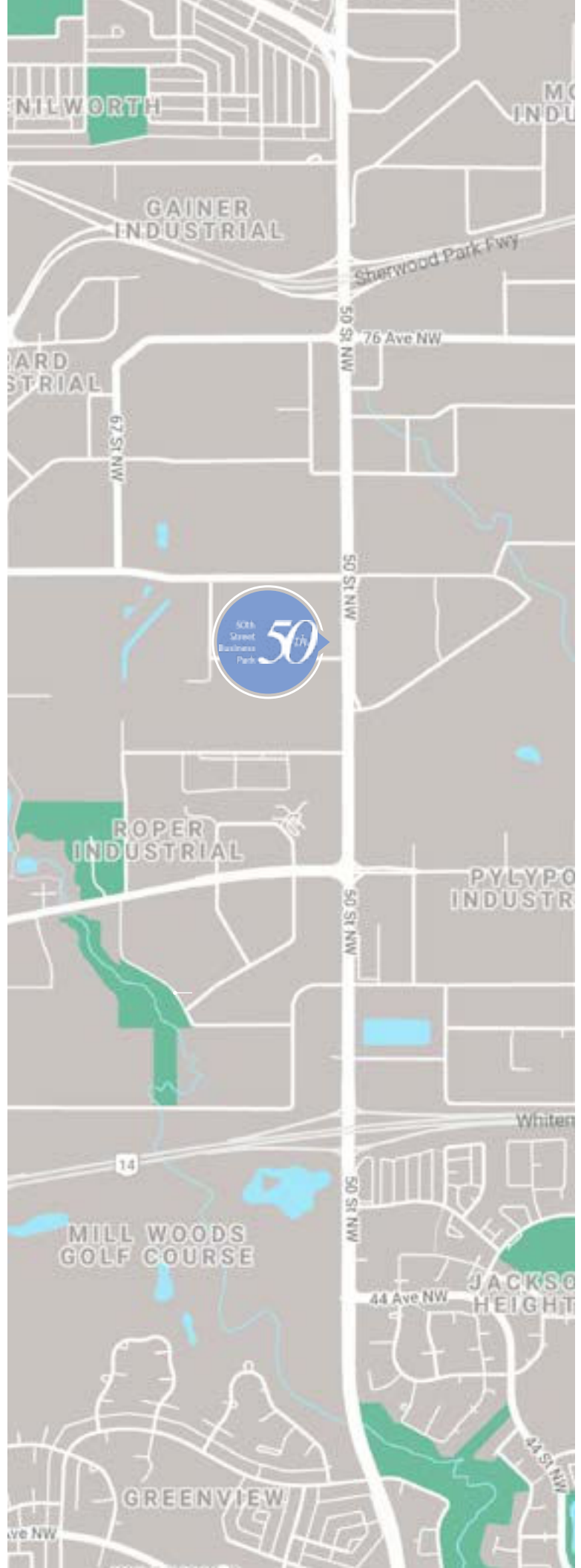
Strategic location

- 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

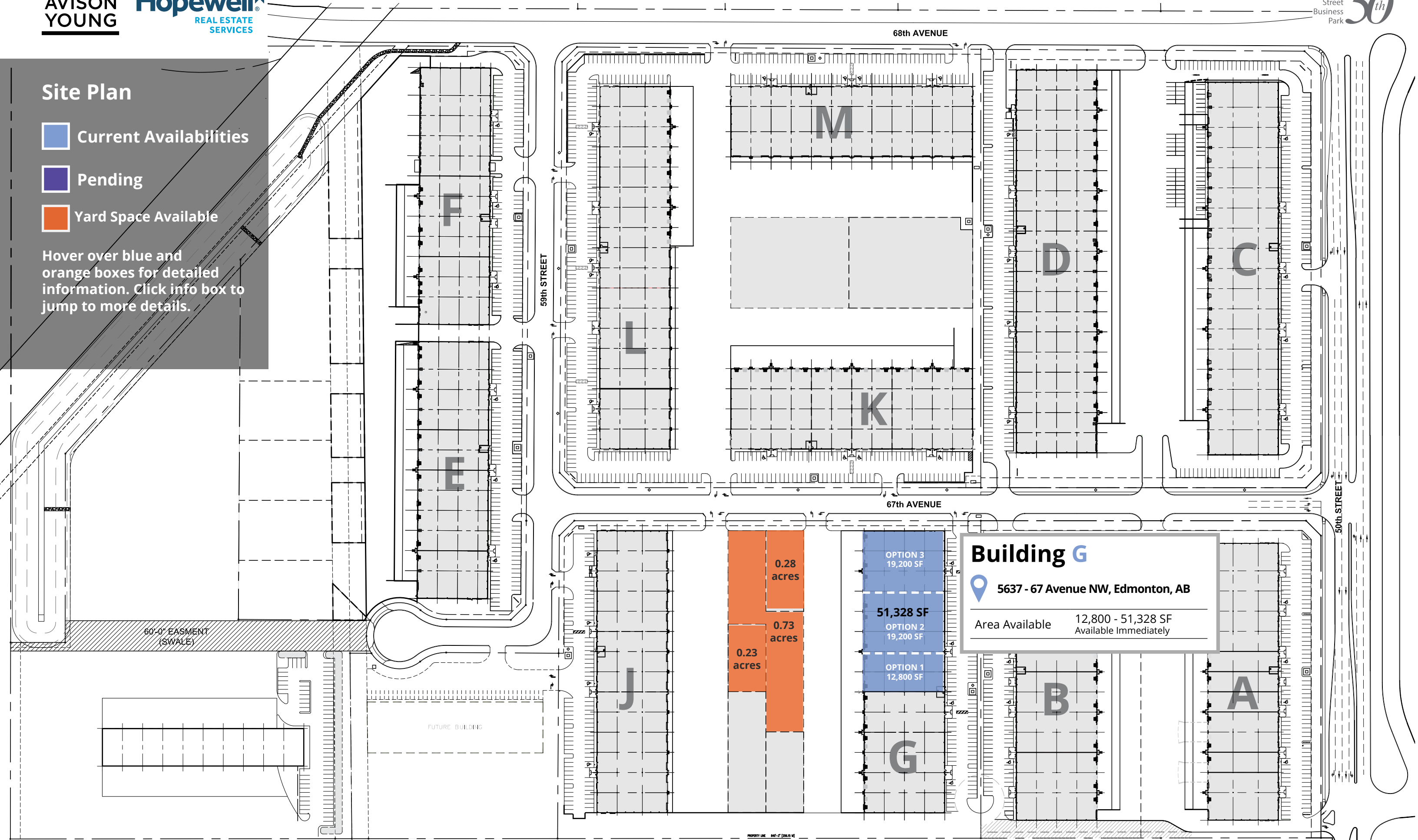
Variable bay sizes to suit your business needs



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

5637 - 67 Avenue NW, Edmonton, AB

Area Available	12,800 - 51,328 SF
	Available Immediately

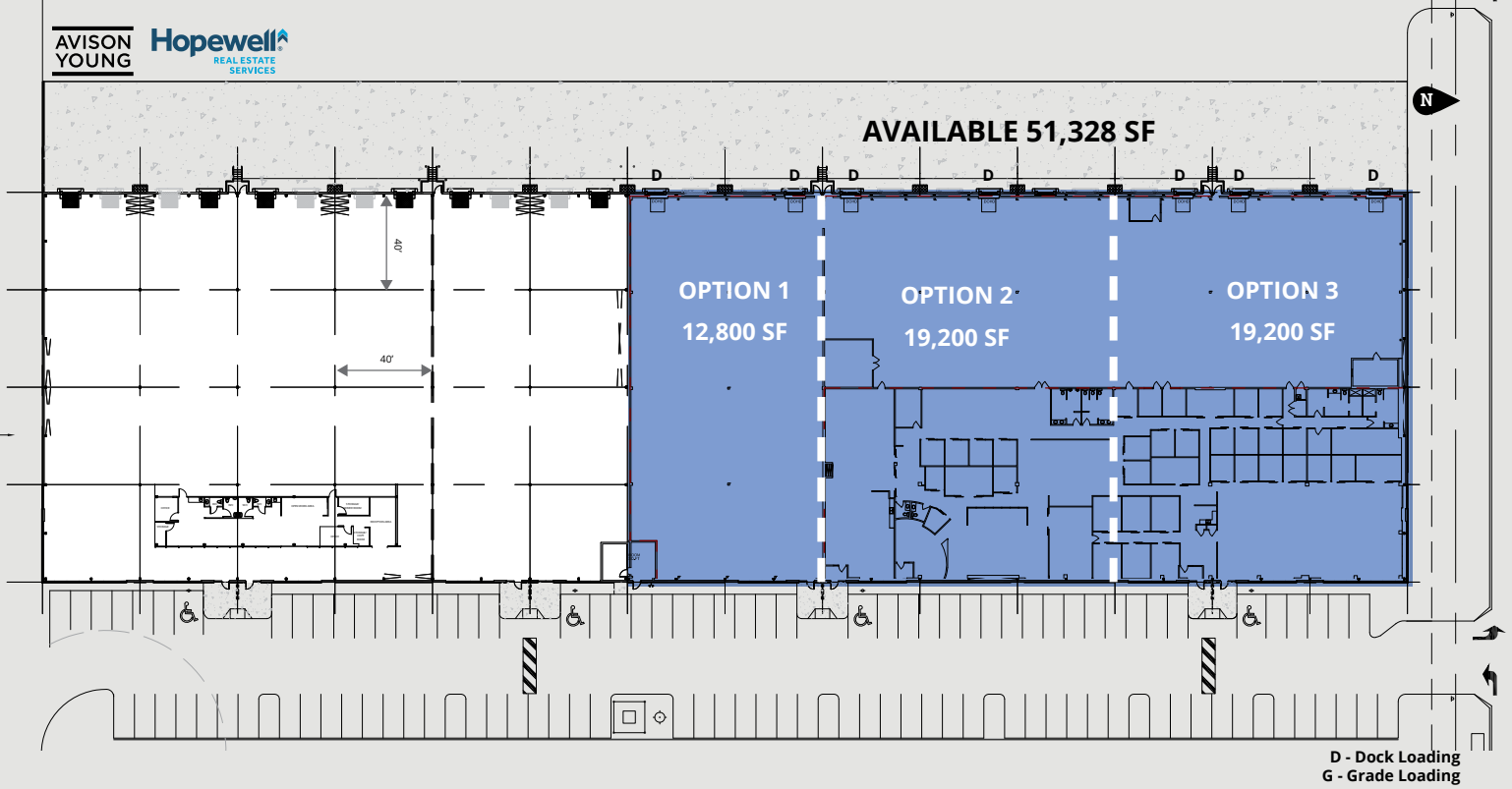
- OPTION 3
19,200 SF
- 51,328 SF
OPTION 2
19,200 SF
- OPTION 1
12,800 SF

- 0.28 acres
- 0.73 acres
- 0.23 acres

60'-0" EASMENT (SWALE)

FUTURE BUILDING

PROPERTY LINE 847'-5" (206.14 M)



Building G

[View the virtual tour](#)

5637 - 67 Avenue NW, Edmonton, AB

50th Street Business Park

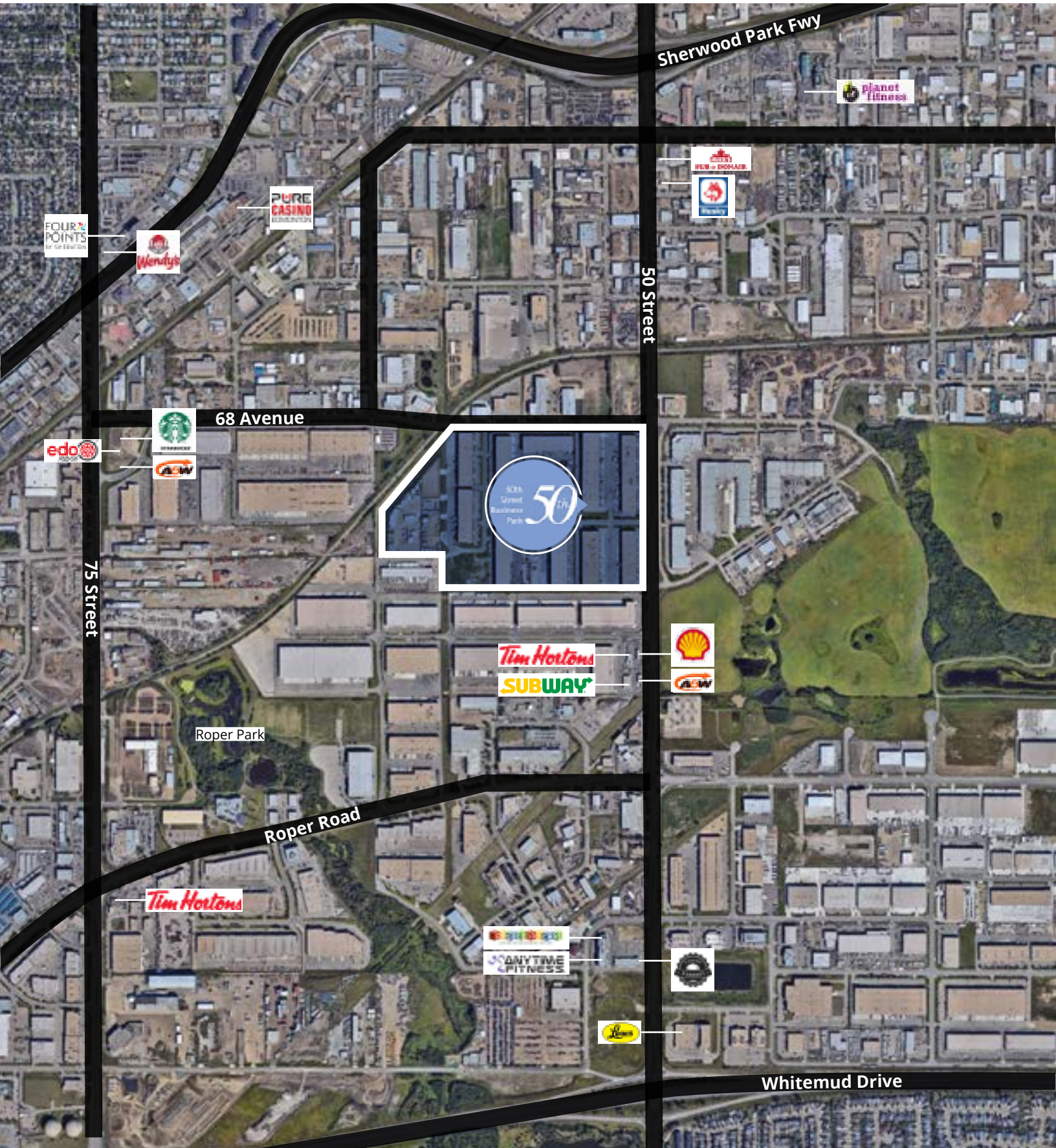
Area Available	51,328 SF
Total Building Area	89,451 SF
Additional Costs (2024)	\$1.60 operating costs \$3.18 property tax \$4.78 PSF total
Loading	8 dock
Ceiling Height	28'
Zoning	IM - Medium Industrial
Asking Rate:	Market

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
please get in touch.**

Colin Ludwig

Principal

+1 780 995 5404

colin.ludwig@avisonyoung.com

Thomas Ashcroft, SIOR

Principal

+1 780 990 5364

thomas.ashcroft@avisonyoung.com

Visit us online

avisonyoung.com

© 2024 Avison Young Commercial Real Estate Services, LP All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 | 780 428 7850

