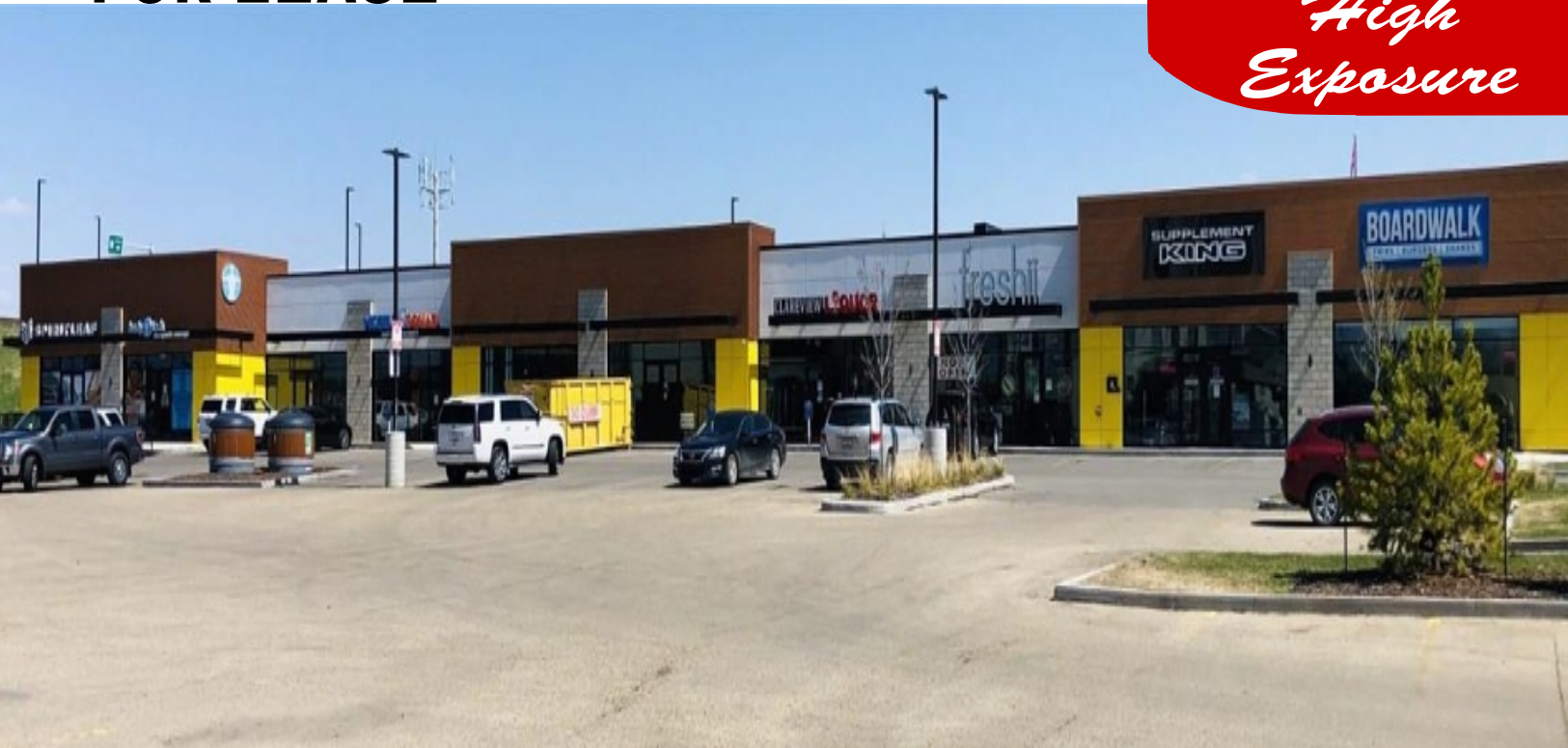


CLAREVIEW CROSSING

13756 50 ST NW NW, Edmonton, Alberta T5A 5J6

FOR LEASE

High Exposure



PROPERTY HIGHLIGHTS:

Welcome to CLAREVIEW CROSSING! High Exposure, North East Development. CB2 (General Business Zone) on 1.3 Acres. FINAL 2 Units remaining in this SINGLE LEVEL, Free Standing, 15,811 sq.ft. Building. Unit 10 (2,026 sq.ft.), Unit 16 (1,714 sq.ft.) . Bay sizes 20'x60'+-. Lease rate starting at \$34.00/sq.ft. plus CAC Charges (Approx \$13.00/sq.ft.). FANTASTIC EXPOSURE ONTO 50 St & 137 Ave with over 50,000 VPD Count. Prime Location for Retail, Professional, Office and Restaurant Usage. Excellent SIGNAGE Opportunities. 61 Parking Stalls (4 Stalls for every 1,000 sq.ft.) Come Join our existing Tenants - Body Tech, Cell Shop, Buster's Pizza & Donair, Liquor, Freshii, Supplement King, BoardWalk Burger & Cannabis.

MLS®:E4198152

13756 50 ST NW NW, Edmonton, Alberta T5A5J6



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA
& Associates

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romi@romisarna.ca
www.romisarna.ca

CLAREVIEW CROSSING

13756 50 ST NW NW, Edmonton, Alberta T5A 5J6

FOR LEASE



Property Type	Transaction Type : For Lease
Community	: Clareview Town Centre
Land Use/Zoning	: CB2
Year Built	: 2019
Net Lease Rate	: Starting @ \$34.00 SF/Annum
Subject Space	
Subject Spaces	: Unit 10 (2,026 sq.ft.) Unit 16 (1,714 sq.ft.)
Operating Costs (Lease):	\$13.00/sq.ft./annum (2020 Estimate) includes taxes, common area, maintenance insurance and management fees



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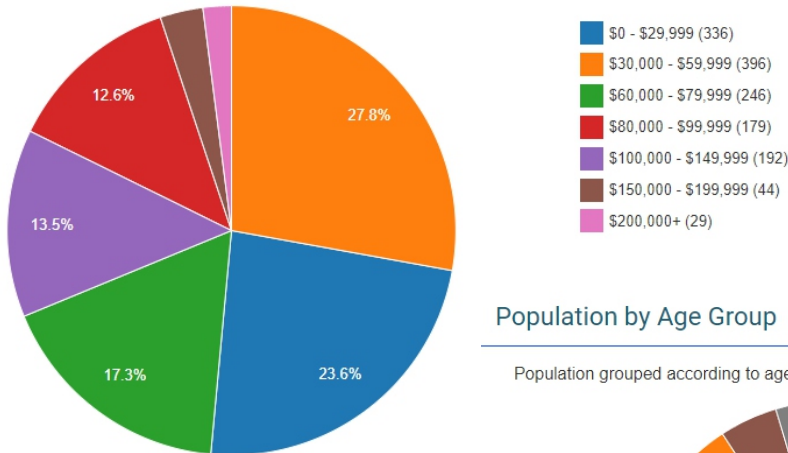
CLAREVIEW CROSSING

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FOR LEASE

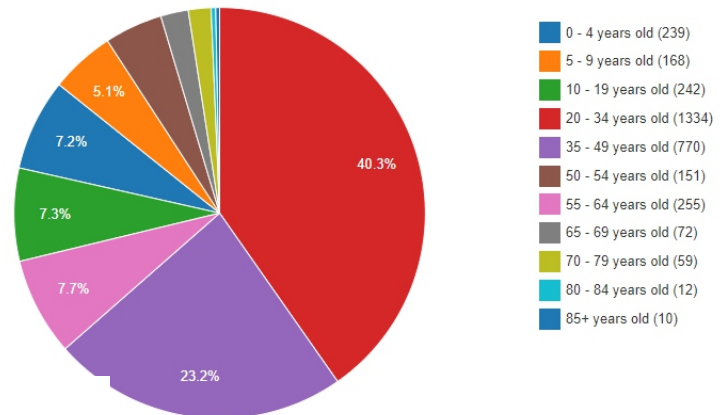
Household income

The combined gross income of all the members of a household who are 15 years old and older. Individuals do not have to be related to be considered members of the same household.



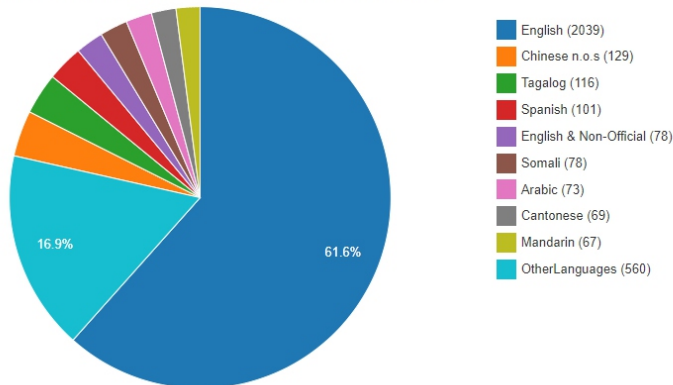
Population by Age Group

Population grouped according to age in the area containing the listing.



Languages

Self-identified first language or combination of languages spoken in the area.



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