

KENNEDALE PLAZA

13030 50 ST NW NW, Edmonton, Alberta T5A4V9

For Lease

Coming 2020!

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

*High Exposure
Retail*

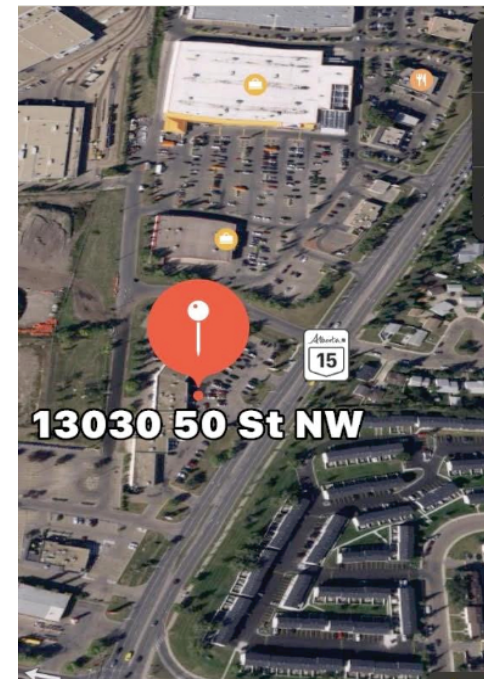
UNITS AVAILABLE 1100 - 6137 SQ. FT.

PROPERTY HIGHLIGHTS:

Welcome to Kennedale Plaza - **NOW PRE-LEASING!** Brand NEW 6,137 sq.ft. of PRIME Retail Development/Free Standing Extension. Exclusively Positioned directly onto 50th Street & 130th Avenue NW (Clareview). With Quick Connections to 137 Avenue & Manning Drive. Units available from 1,100 to 6,137 Sq.Ft. ALL MAIN FLOOR UNITS for Lease, starting at \$25/sq.ft. Plus Common Area Costs of Approx \$14/sq.ft. Kennedale Plaza is surrounded by Major Anchors which include WalMart, Home Depot, Super Store, Best Buy, Costco, Pet Smart. All Surrounded by an Established Residential Neighbourhood. OVER 36,000 VEHICLES PER DAY & OVER 78,000 Population within 3 Kms and a Threshold Average Income of \$94,402. Come Join Our Community. COMING DECEMBER 2020! (25620758)

MLS®:E4183268

13030 50 ST NW NW, Edmonton, Alberta T5A4V9



MaxWell

Polaris

COMMERCIAL

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

ROMI SARNA

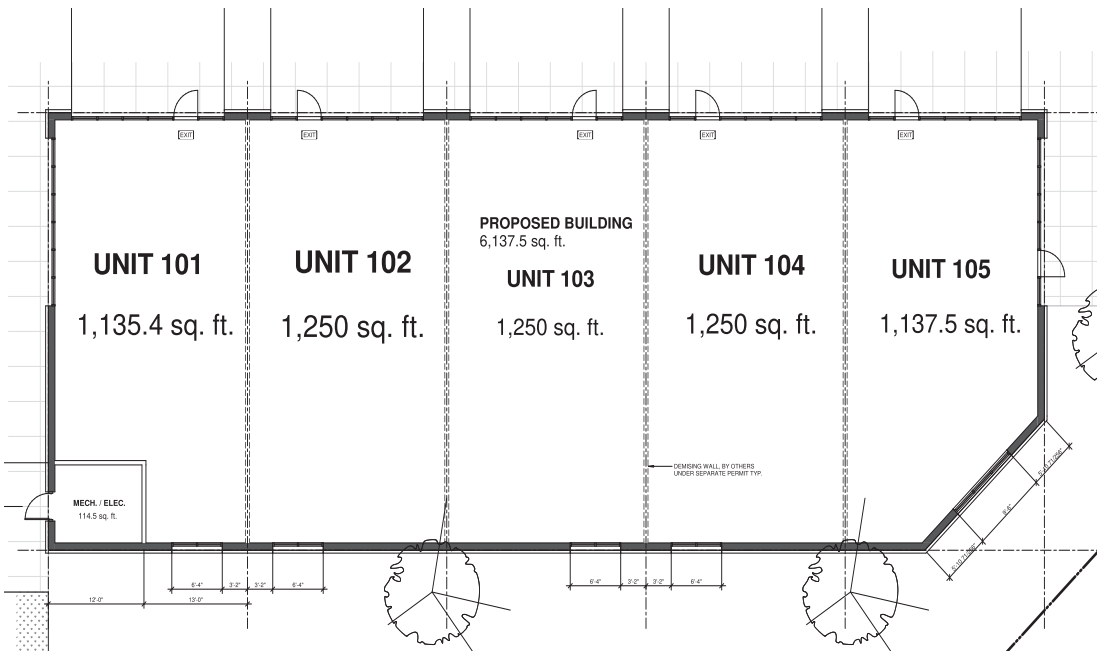
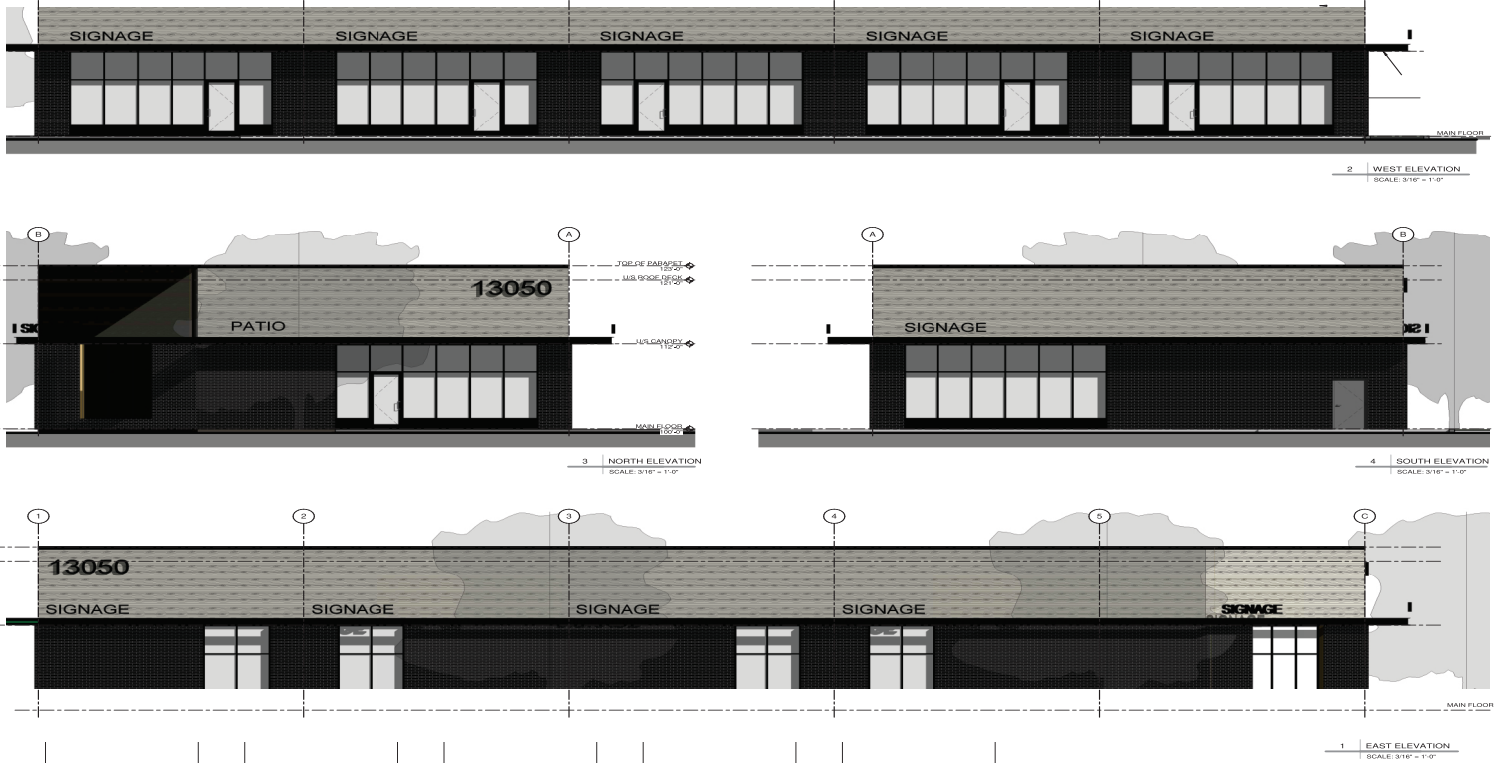
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romi@romisarna.ca
www.romisarna.ca

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Property Type	: For Lease
Transaction Type	: For Lease
Community	: Kennedale Industrial
Land Use/Zoning	: DC2
Year Built	: 2020
Net Lease Rate	: Starting @ \$25.00 SF/Annum
Subject Space	
SqFt.	: 1,100 - 6137
Subject Space	
Multiple Bay Sizes	
Operating Costs	: \$14.00/sq.ft./annum (2019 estimate) includes taxes, common area, maintenance insurance and management fees



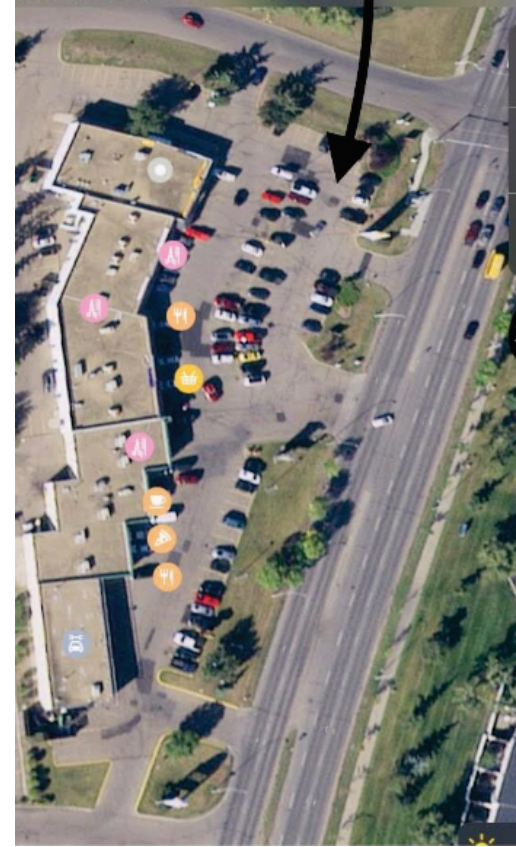
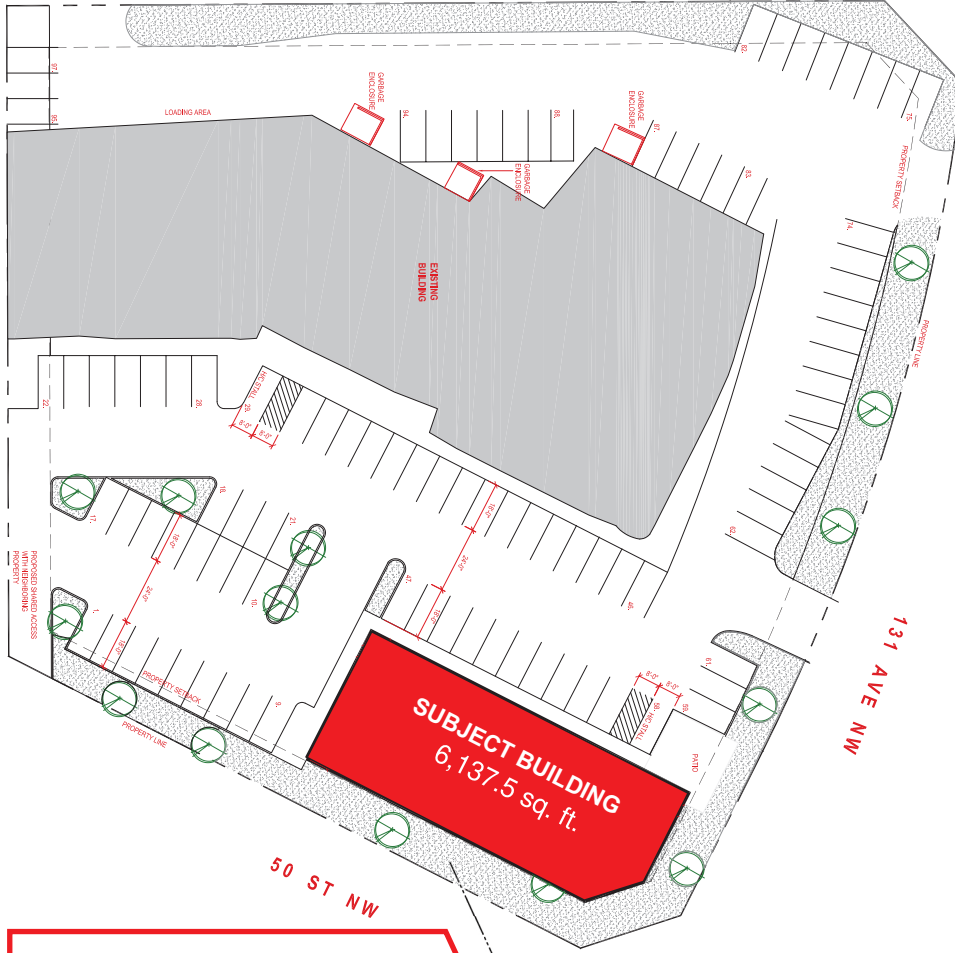
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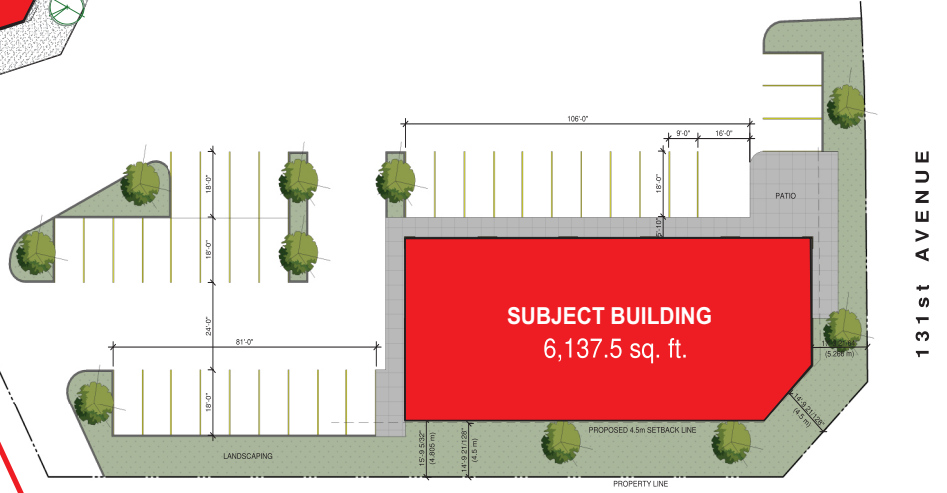
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All Main floor units	P Parking onsite	36,000 over vehicles per day
Exposure 50 Street	Transit close by	Population over 78,000
		\$94,402 household income



50th STREET NW



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