

CONDOS
FOR SALE
HIGH EXPOSURE

MaxWell

Commercial

RS



Elite Centre
on 50th
4905 ROPER ROAD NW
FOR SALE/LEASE



**COME JOIN
PETRO-CANADA!**



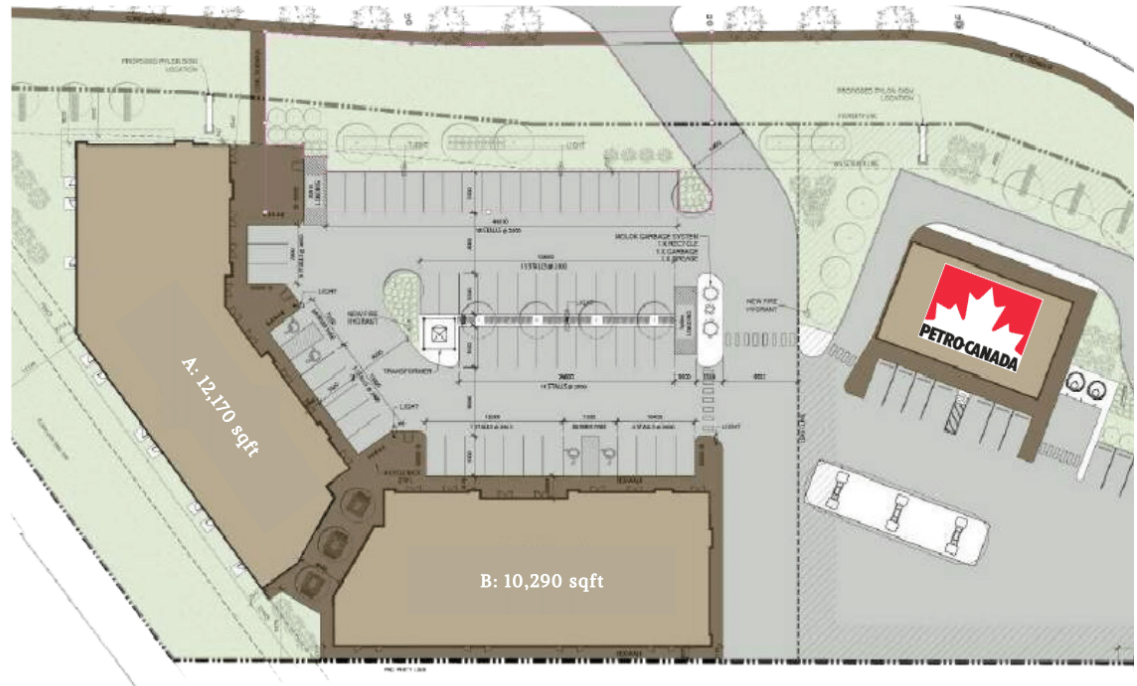
Elite Centre on 50th is centrally located in the Pylypow area. Retailers can expect high exposure from Roper road and 50th street with 32,000 vehicles passing every day.

Newly constructed buildings are designed with the newest materials to showcase retail, office or restaurants. Floor plans have been designed to allow tenants to design their own space.

Join Elite Centre on 50th with the benefits of the location, work demographics, visibility to both arterial roads, and so much more!

(780)-450-6300 romi@romisarna.ca

<https://www.romisarna.ca>



**WELCOME TO
ELITE CENTRE
ON 50TH**



Transaction Type: For Sale/Lease
Neighbourhood: Pylypow
Municipal: 4905 Roper Road NW
Legal: Lot 3, Block 18, Plan 1923314
Land Use/Zoning: IB
Access: Roper road
Possession: 2024
Parking: 70 stalls
Signage: Pylon and fascia
Ceiling Height: 12' clear

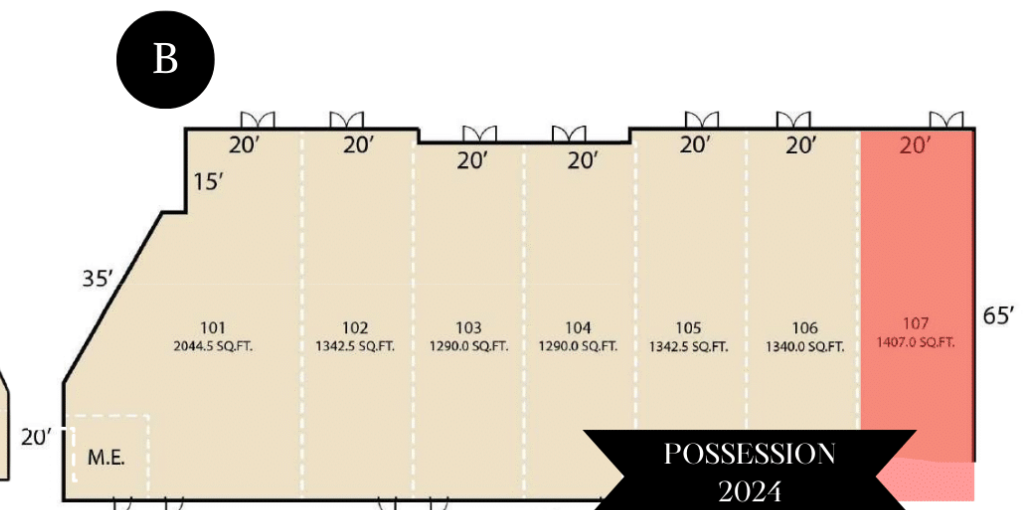
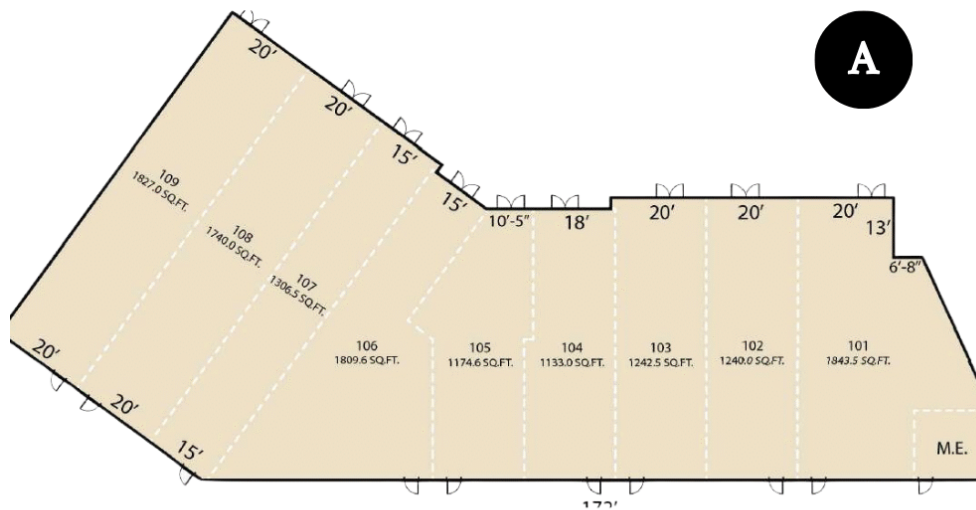


(780)-450-6300

romi@romisarna.ca

<https://www.romisarna.ca>

DETAILS



DETAILS



A

PURCHASE

Purchase Price: Starting @\$450 PSF

Condo Fees: \$5.17 PSF (EST)

LEASE

Basic Rent: Starting @ \$30 PSF

CAC: \$9.50 PSF

(2022 Budget includes proportionate share of property taxes, insurance, management fees, building & maintenance)

B

PURCHASE

Purchase Price: Starting @\$450 PSF

Condo Fees: \$5.17 PSF (EST)

LEASE

Basic Rent: Starting @ \$30 PSF

CAC: \$9.50 PSF

(2022 Budget includes proportionate share of property taxes, insurance, management fees, building & maintenance)

AERIAL MAP





CONTACT US



4107 99 Street Edmonton



(780) 450-6300



romi@romisarna.ca

<https://www.romisarna.ca>

ROMI SARNA
(780) 450-6300
romi@romisarna.ca

