

**CONDOS
FOR SALE
HIGH EXPOSURE**

MaxWell
Commercial

RS



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

**COME JOIN
PETRO-CANADA!**



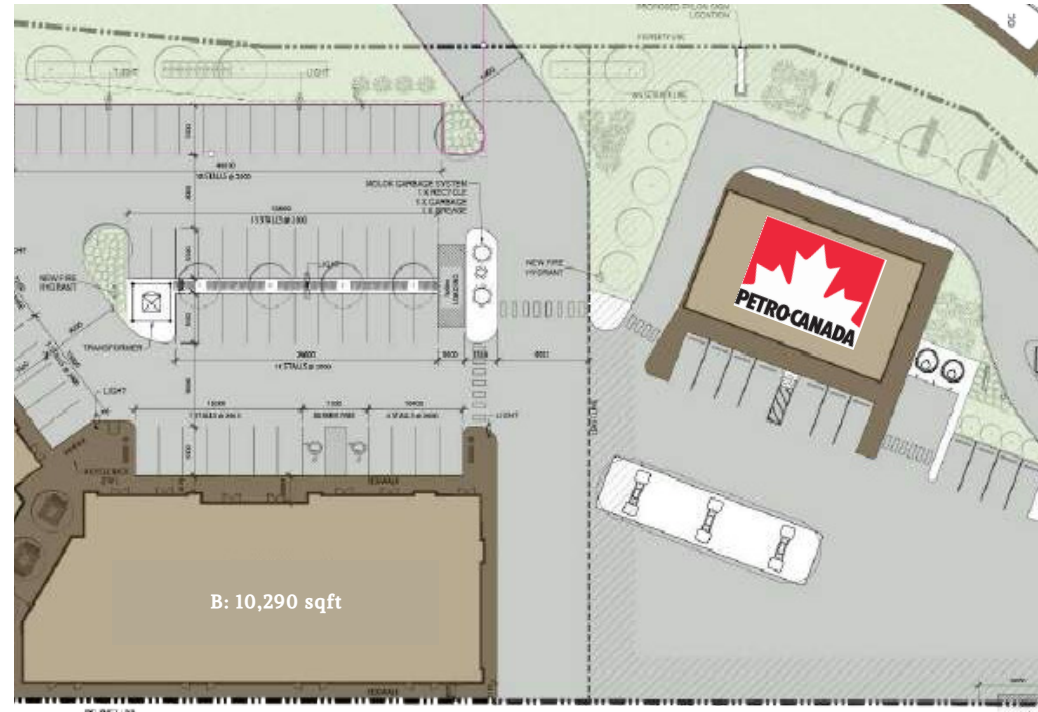
Elite Centre on 50th is centrally located in the Pylypow area. Retailers can expect high exposure from Roper road and 50th street with 32,000 vehicles passing every day.

Newly constructed building is 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



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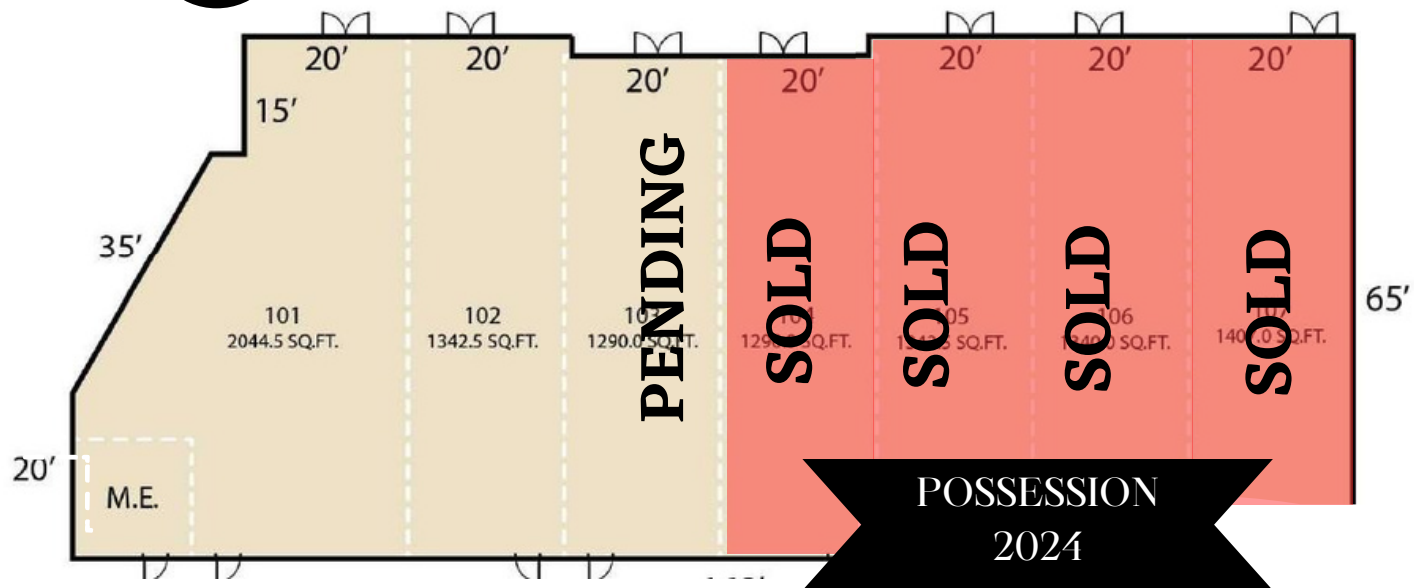
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DETAILS



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PURCHASE

Purchase Price: Starting @ \$495 PSF

Condo Fees: \$5.17 PSF (EST)

LEASE

Basic Rent: Starting @ \$35 PSF

CAC: \$9.50 PSF

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



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AERIAL MAP



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