



ELITE CENTRE on 50th

4905 ROPER ROAD NW
Edmonton, AB

FOR SALE/LEASE

- ◆ Newly constructed retail, office, restaurant
- ◆ Direct exposure to Roper road and 50th street
- ◆ Exclusive right turn in entry on 50th street, with cross lot access to south property
- ◆ Located close to arterial roadways including Whitemud Drive and Anthony Henday Drive
- ◆ 32,000 vehicles per day on Roper road and 50th street
- ◆ Located near new Valley Line LRT opening early 2022
- ◆ Join Petro Canada gas station



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WELCOME TO ELITE CENTRE

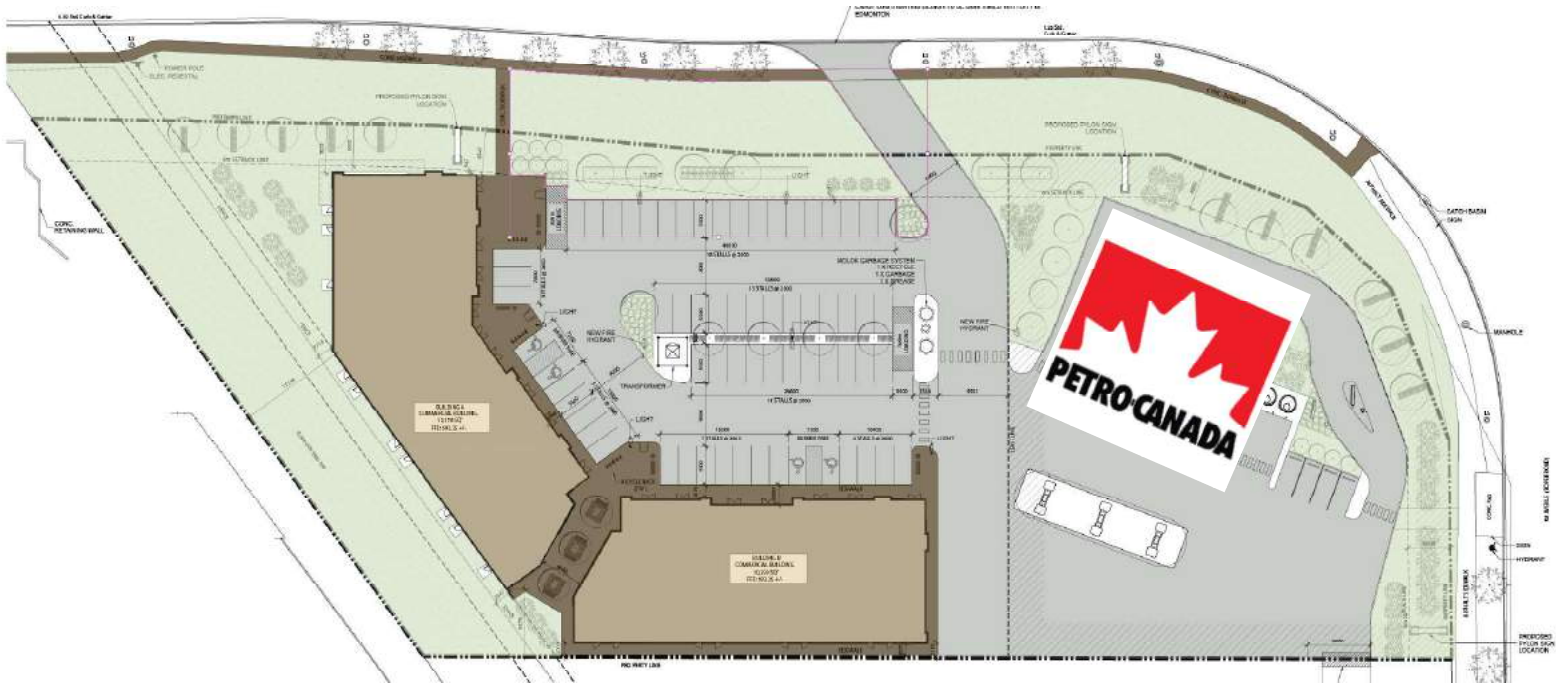


Elite Centre on 50th is centrally located in the Pylypow area. Retailers can expect high exposure from Roper road and 50th street with 32,000 vehicles passing every day. Newly constructed buildings are designed with the newest materials to showcase retail, office or restaurants. Floor plans have been 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.

— 4905 Roper Road NW, Edmonton, AB

MAXWELL POLARIS COMMERCIAL

Site Plan



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: 2022

Parking: 70 stalls

Signage: Pylon and fascia

Ceiling Height: 12' clear

Basic Rent

Building A - starting \$30 PSF
Building B - starting \$30 PSF

Op. Cost
(Lease)

\$9.50 PSF (2021 Budget includes proportionate share of property taxes, insurance, management fees, building & maintenance)

Purchase Price

Building A - starting \$435 PSF
Building B - starting \$435 PSF
Building C - Petro Canada

Condo Fees
(Purchase)

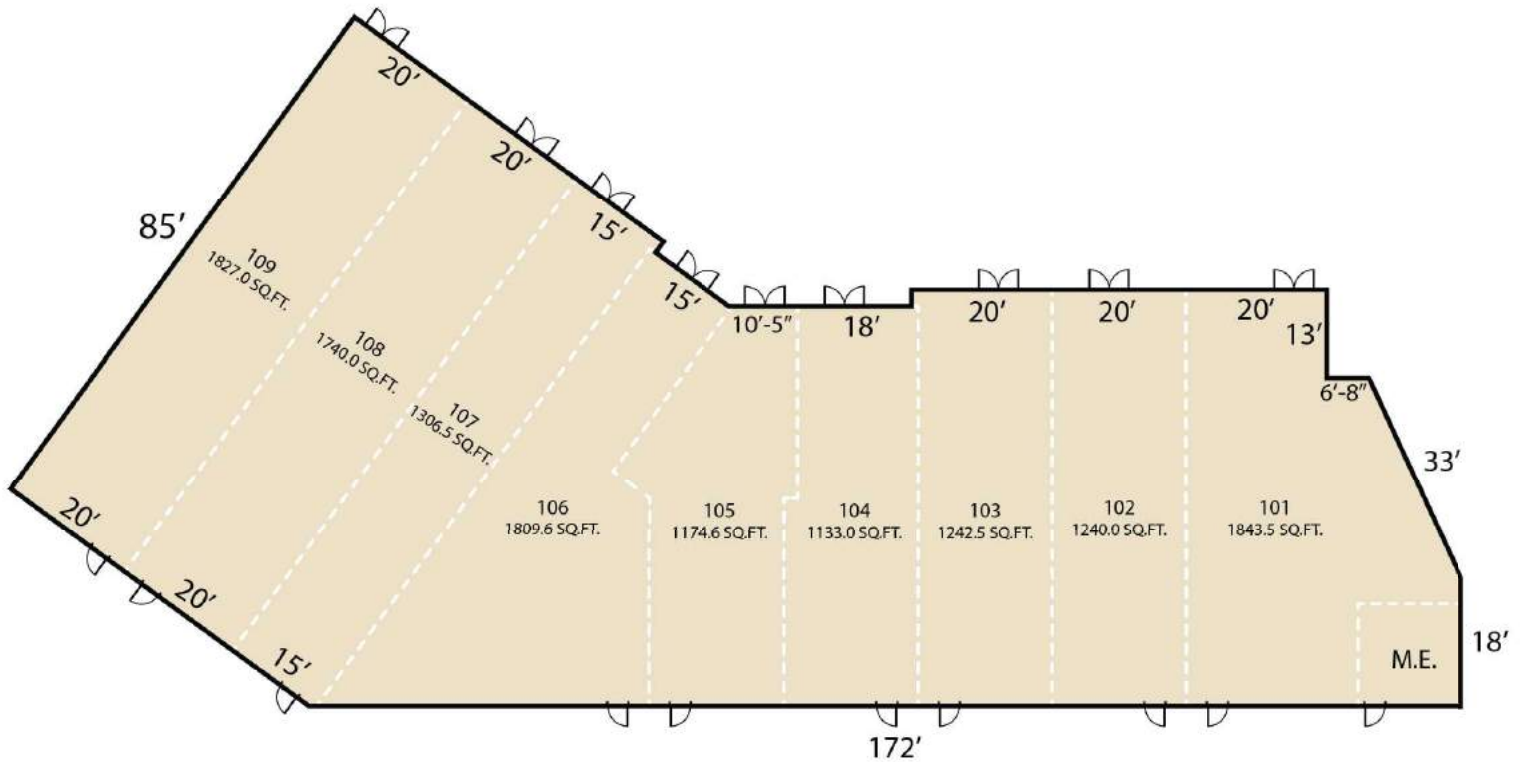
\$5.17 PSF (Estimated)

MaxWell

Building "A"



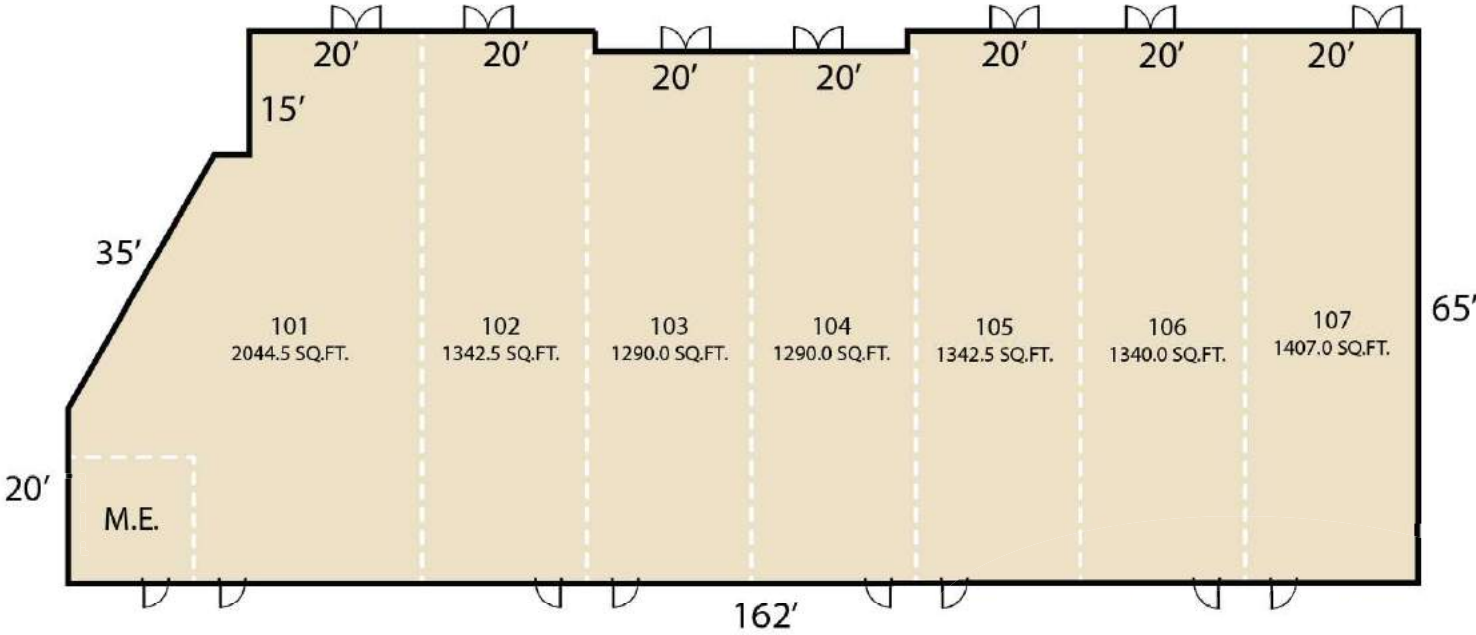
BUILDING A Floor Plan



Building "B"



BUILDING B Floor Plan



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Commercial



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