

ELITE CENTRE ON 50TH

4905 Roper Road NW,
Edmonton AB

JOIN BIG ANCHORS LIKE



780 420 1585

MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR SALE / LEASE

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

ELITE CENTRE ON 50TH

LOCATION HIGHLIGHTS

- Prime exposure on 50th Street & Roper Road
- 32,000+ vehicles pass daily
- High-traffic arterial roads for visibility
- Ideal for retail, office, or restaurant use
- Flexible floor plans—tenant-designed spaces

PROPERTY ADVANTAGE

- Newly constructed plaza
- Units starting at 1,340 sq. ft.
- Zoned for a wide range of uses
- Big Anchor tenants: Wendy's, Esso, Pizza restaurant, Law office

TRANSPORTATION LINKS

- 50th Street & Roper Road frontage
- Quick access to Whitemud Freeway
- Public transit available nearby

SURROUNDING DEMOGRAPHICS

- Over 9,000 new homes in area
- 23.8% population growth (2015–2020)
- Strong and diverse customer base:
 - South Asian
 - Chinese
 - African-Canadian



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$115,703
Unemployment rate	6.6%
In labour force	65.9%

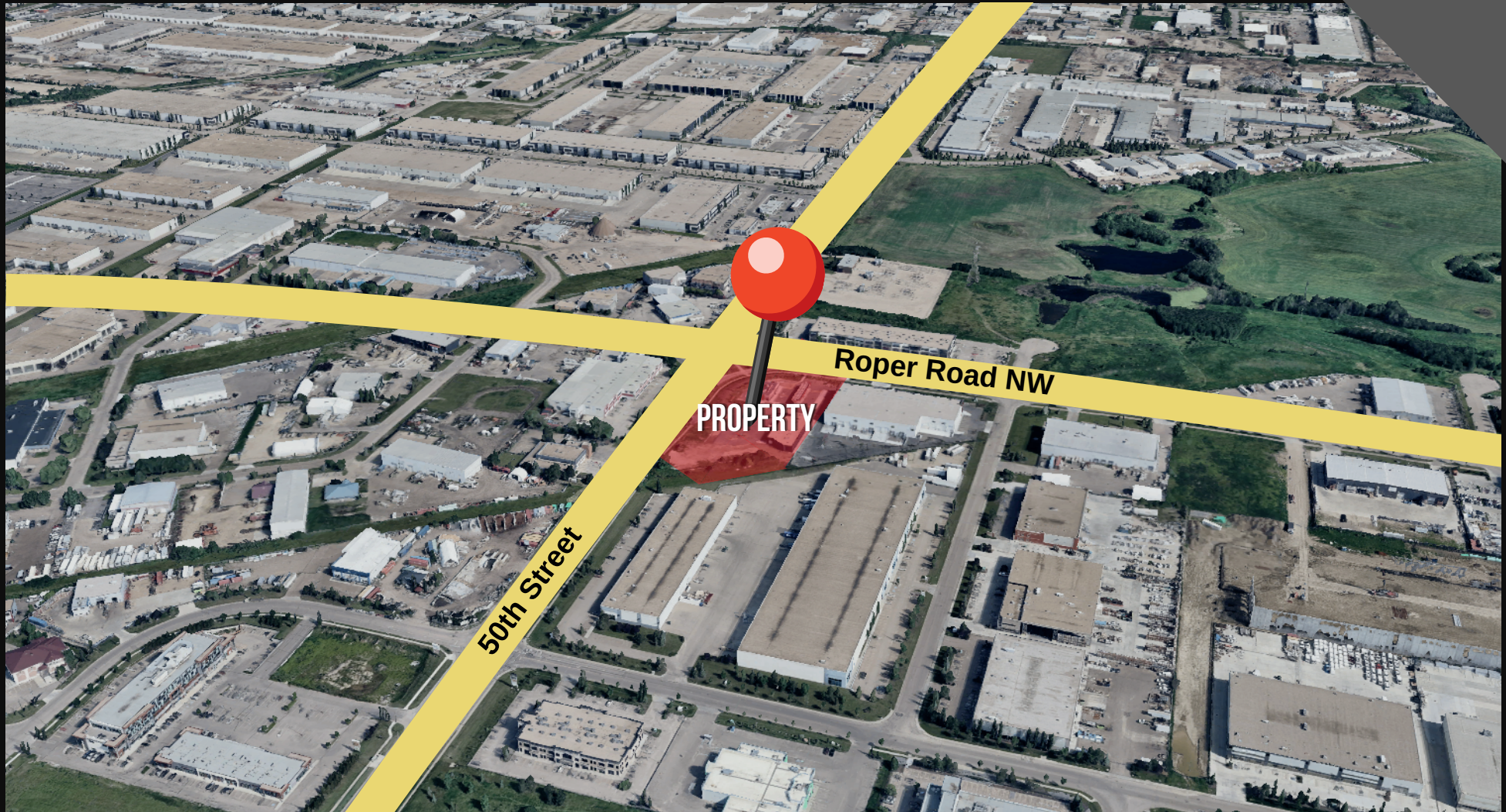


POPULATION

>19 years old	23%
20-34 years	18%
35-54 years	21%
55 years+	22%

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS



Transaction Type	For Sale/Lease
PURCHASE	
Purchase Price	Starting @\$455 PSF
Condo Fees:	\$5.17 PSF (EST)
LEASE	
Basic Rent	Starting @\$28 PSF
CAC	\$12.50 PSF (EST. 2024)
Legal	Lot 3, Block 18, Plan 1923314
Address	4905 Roper Road NW, Edmonton AB
Zoning	BE (Business Employment)
Land Use/Zoning	Roper Road
Ceiling Height	12' clear

PROPERTY PHOTOS



1 BUILDING 'B' - FLOOR PLAN
1/8" = 1'-0"

The floor plan shows a large rectangular building with a grid of rooms. The rooms are labeled with numbers and names, such as CRU1 (101), CRU2 (102), CRU3 (103), CRU4 (104), CRU5 (105), CRU6 (106), CRU7 (107), CRU8 (108), CRU9 (109), CRU10 (110), CRU11 (111), CRU12 (112), CRU13 (113), CRU14 (114), CRU15 (115), CRU16 (116), CRU17 (117), CRU18 (118), CRU19 (119), CRU20 (120), CRU21 (121), CRU22 (122), CRU23 (123), CRU24 (124), CRU25 (125), CRU26 (126), CRU27 (127), CRU28 (128), CRU29 (129), CRU30 (130), CRU31 (131), CRU32 (132), CRU33 (133), CRU34 (134), CRU35 (135), CRU36 (136), CRU37 (137), CRU38 (138), CRU39 (139), CRU40 (140), CRU41 (141), CRU42 (142), CRU43 (143), CRU44 (144), CRU45 (145), CRU46 (146), CRU47 (147), CRU48 (148), CRU49 (149), CRU50 (150), CRU51 (151), CRU52 (152), CRU53 (153), CRU54 (154), CRU55 (155), CRU56 (156), CRU57 (157), CRU58 (158), CRU59 (159), CRU60 (160), CRU61 (161), CRU62 (162), CRU63 (163), CRU64 (164), CRU65 (165), CRU66 (166), CRU67 (167), CRU68 (168), CRU69 (169), CRU70 (170), CRU71 (171), CRU72 (172), CRU73 (173), CRU74 (174), CRU75 (175), CRU76 (176), CRU77 (177), CRU78 (178), CRU79 (179), CRU80 (180), CRU81 (181), CRU82 (182), CRU83 (183), CRU84 (184), CRU85 (185), CRU86 (186), CRU87 (187), CRU88 (188), CRU89 (189), CRU90 (190), CRU91 (191), CRU92 (192), CRU93 (193), CRU94 (194), CRU95 (195), CRU96 (196), CRU97 (197), CRU98 (198), CRU99 (199), CRU100 (200). The plan also shows a large central area labeled 'SOLD' and a smaller area labeled 'SOLD'.

All measurements need to be independently verified by the Purchaser/Tenant.

CONTACT US

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

MaxWell
Polaris®

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

