

# ELITE CENTRE ON 50TH

4905 Roper Road NW,  
Edmonton AB

JOIN BIG ANCHORS LIKE



MaxWell  
Commercial



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ASSOCIATES

## FOR SALE / LEASE

# 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%

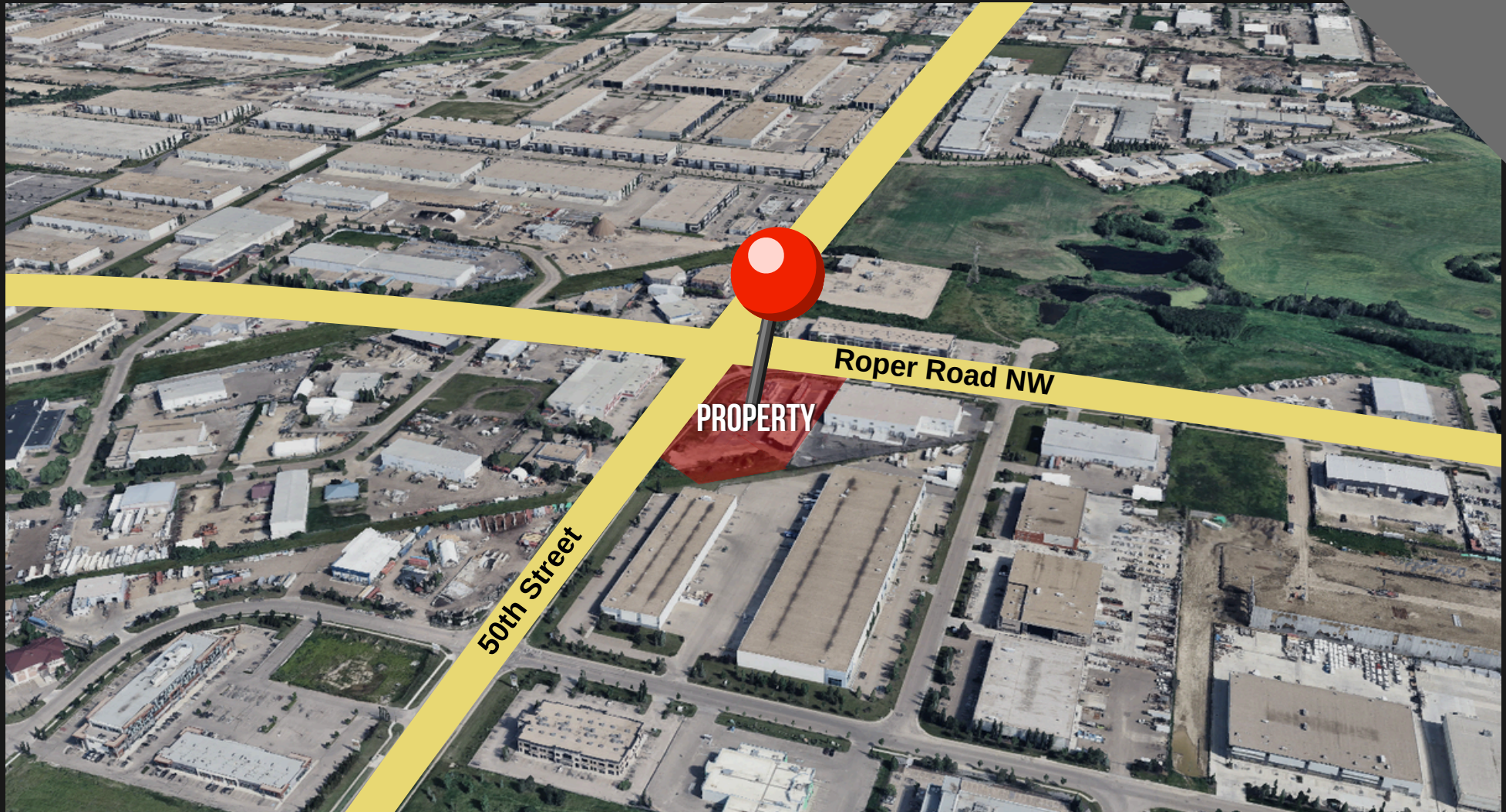


## POPULATION

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

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# AERIAL MAP



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# PROPERTY DETAILS

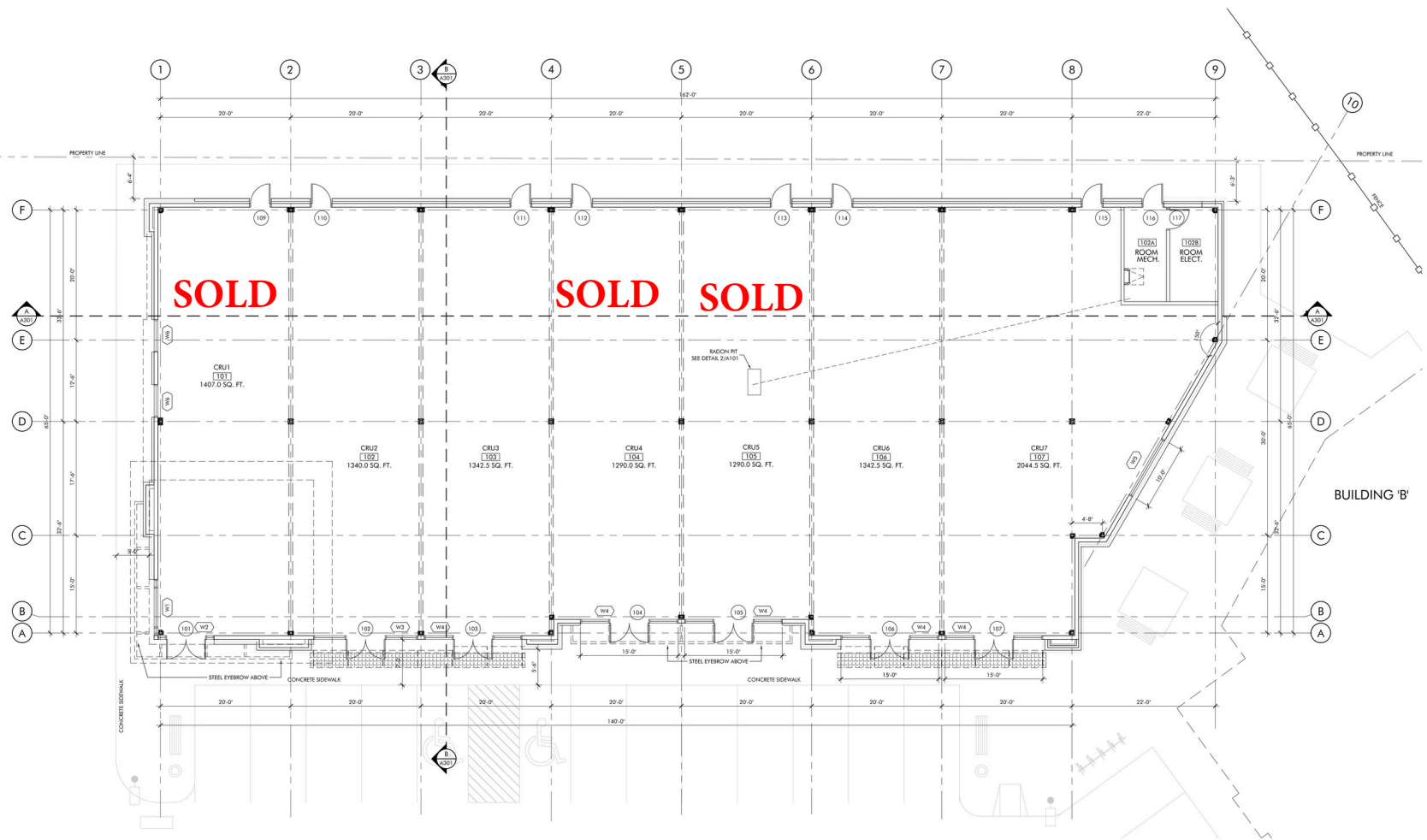


Transaction Type	For Sale/Lease
PURCHASE	
Purchase Price	Starting @\$455 PSF
Condo Fees:	\$5.17 PSF (EST)
LEASE	
Basic Rent	Starting @\$28 PSF
CAC	\$12.50 PSF (EST. 2024)
Legal	Lot 3, Block 18, Plan 1923314
Address	4905 Roper Road NW, Edmonton AB
Legal	Lot 3, Block 18, Plan 1923314
Land Use/Zoning	Roper Road
Parking	70 stalls
Ceiling Height	12' clear

# PROPERTY PHOTOS



# SITEPLAN



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

# CONTACT US

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