

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%

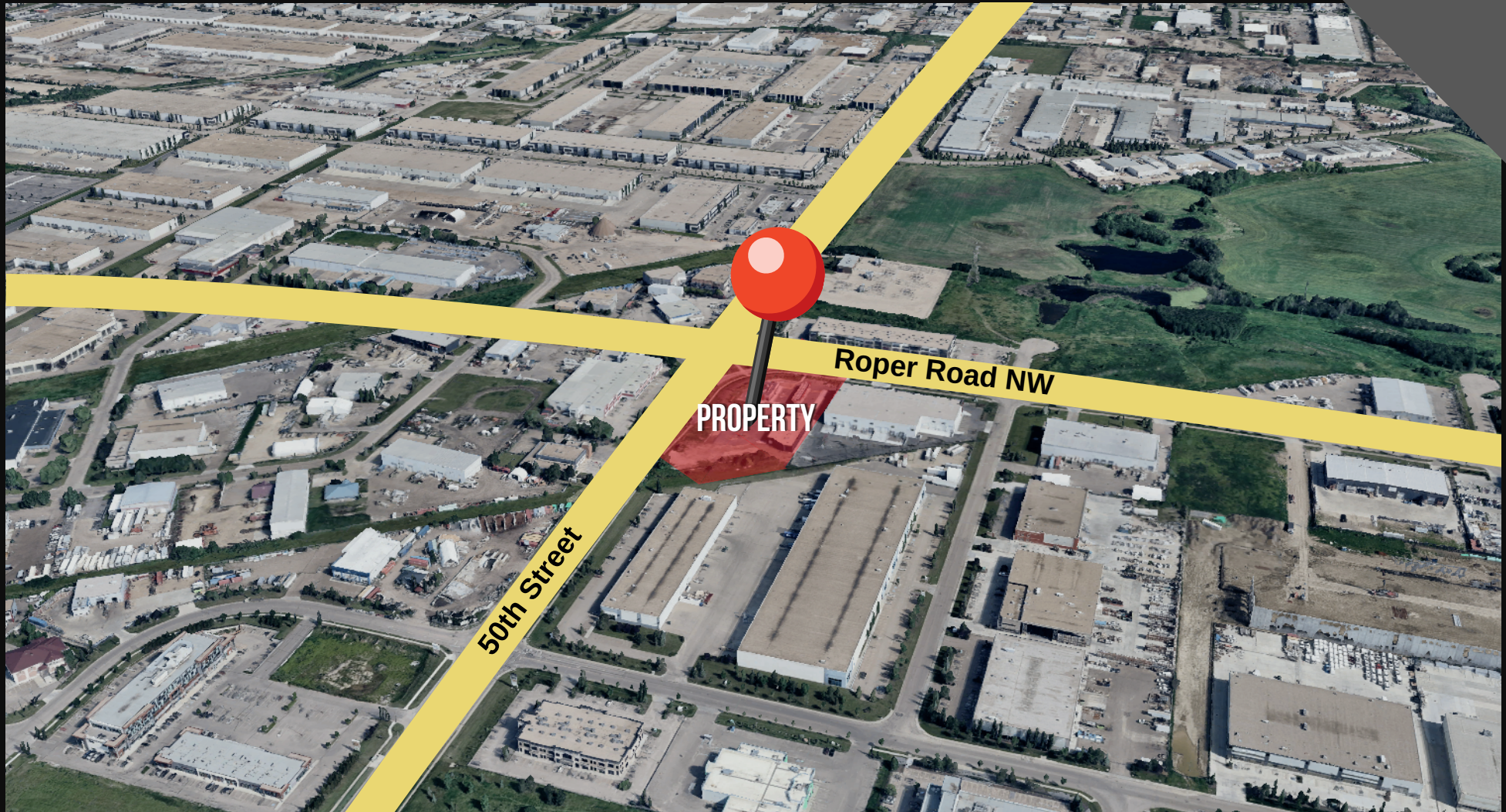


POPULATION

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

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AERIAL MAP



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PROPERTY DETAILS

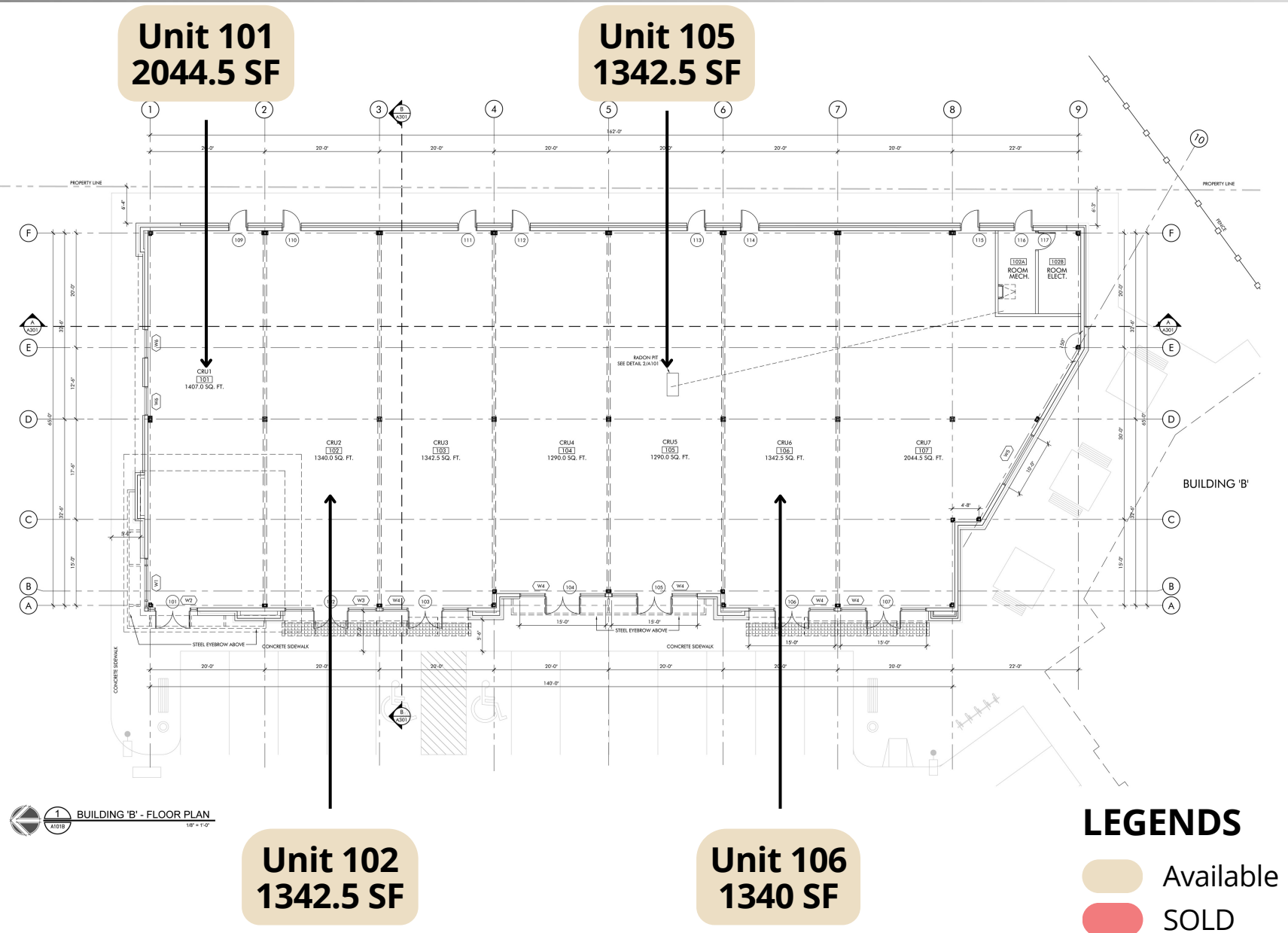


Transaction Type	For Sale/Lease
PURCHASE	
Purchase Price	Starting @\$455 PSF
Condo Fees:	\$5.17 PSF (EST)
LEASE	
Basic Rent	Starting @\$28 PSF
CAC	\$12.50 PSF (EST. 2024)
Legal	Lot 3, Block 18, Plan 1923314
Address	4905 Roper Road NW, Edmonton AB
Zoning	BE (Business Employment)
Land Use/Zoning	Roper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

PROPERTY PHOTOS



SITEPLAN



CONTACT US

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