

# ELITE CENTRE ON 50TH

4905 Roper Road NW,  
Edmonton AB

JOIN BIG ANCHORS LIKE



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Commercial



ROMI SARNA AND  
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%



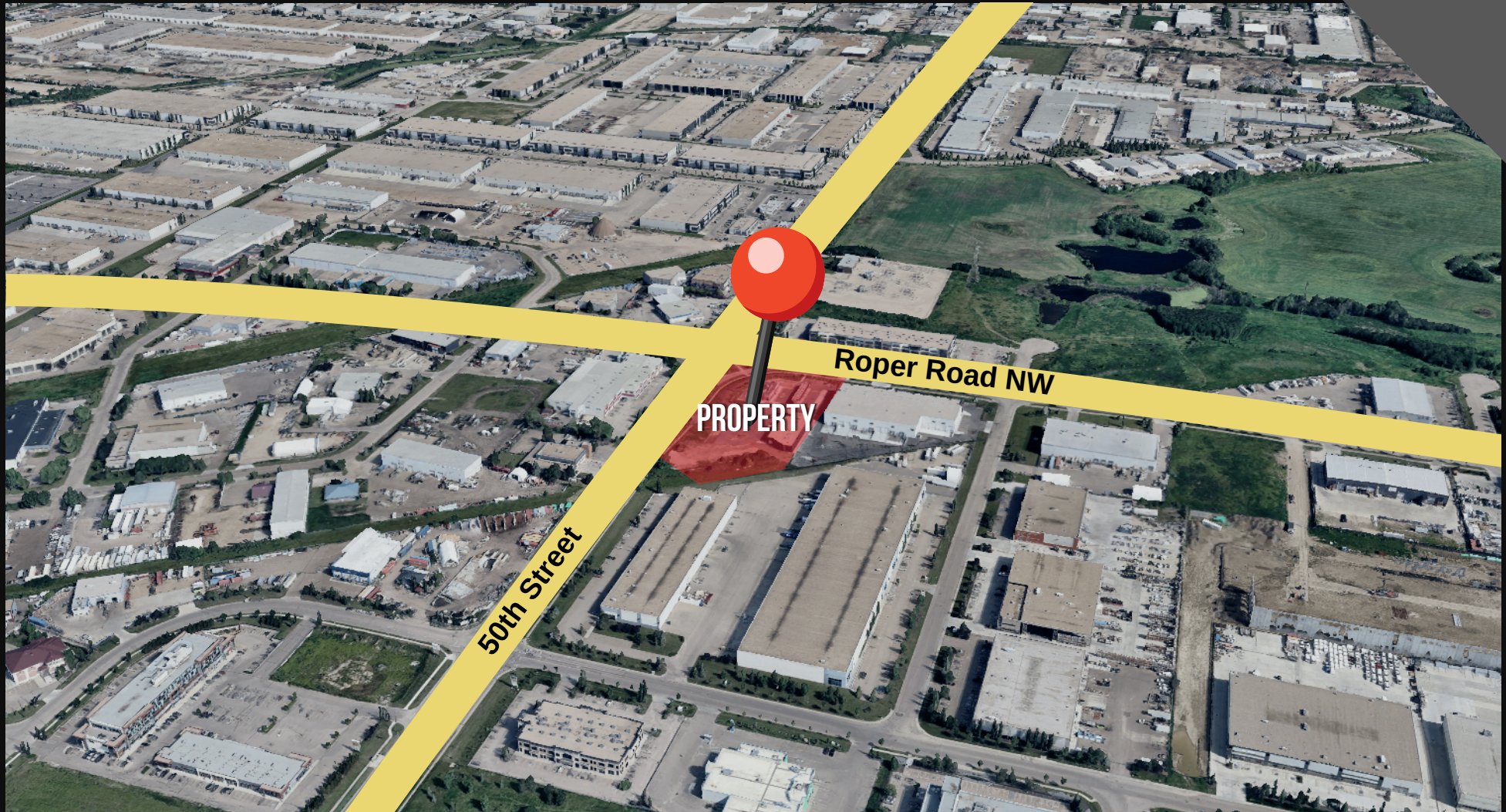
## POPULATION

>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
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 north arrow, a scale bar, and a property line. The word 'SOLD' is written in large red letters across the center of the plan.



# CONTACT US

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