



**FOR LEASE**

# HP BUSINESS CENTRE - NOW LEASING

2943 50 Ave NW, Edmonton, AB

## Property Description

The property enjoys high exposure, situated near Whitemud Drive, which experiences significant daily traffic and is surrounded by a growing residential area along 34 St and 17 St.

Future developments include anticipated access improvements with the widening of 34 St and the eventual connection to 17 St.

Currently, the property is under construction, with availability for possession scheduled for Fall 2025.

## Available uses:

- Retail
- Medical or Health Services
- Professional Services or Office use
- Accounting (**PENDING**), Dispatch, Real Estate, Lawyer, Insurance, Call Centre
- Day care (**PENDING**)
- Music or Dance School
- Tuition schools
- Crematorium
- Banquet Hall
- Indoor play area
- Trampoline park
- Indoor Golf simulation
- Brewery or any use under BE Zoning

**Plan 2121748, Block 2, Lot 2**  
LEGAL

**BE**  
ZONING


**\$36 PSF**  
LEASE BASE PRICE

**FALL 2025**  
POSSESSION

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION



**Jaspreet Sehgal, Associate**

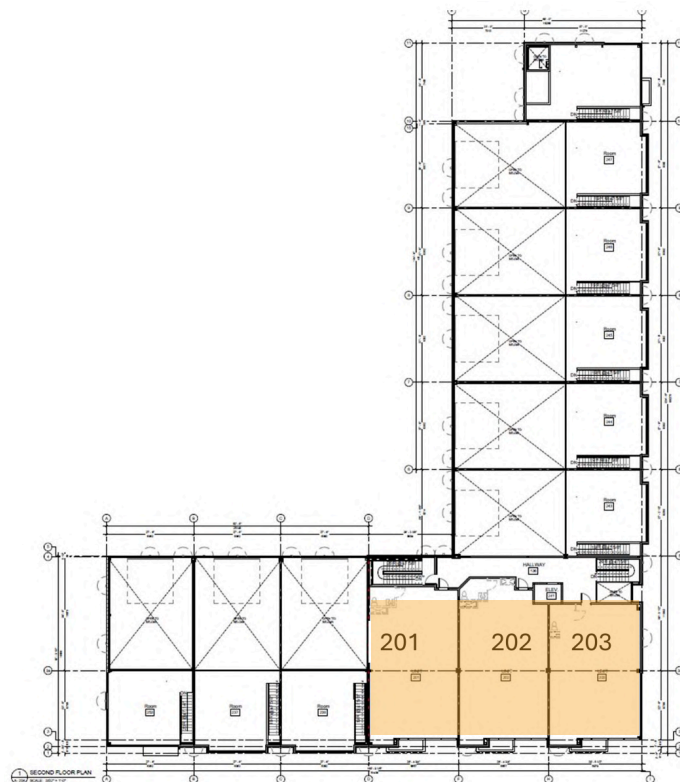
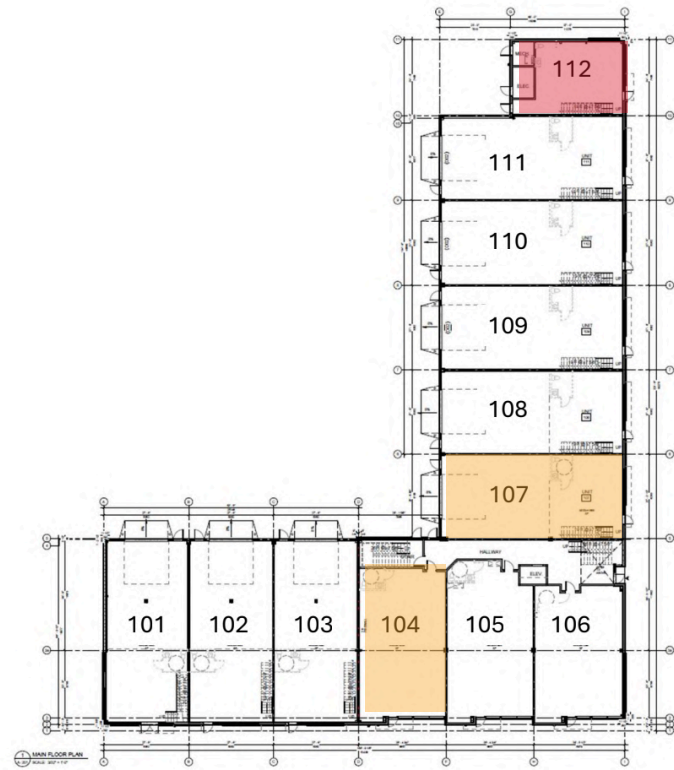
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# AVAILABILITY

UNIT	PRICE	SQFT
101	Market Price Base Rent \$38 PSF	Main floor: 1650 sqft Option to add mezz
102	Market Price Base Rent \$38 PSF	Main Floor: 1650 sqft Option to add Mezz
103	Market Price Base Rent \$38 PSF	Main Floor: 1650 sqft Option to add Mezz
104	<b>PENDING</b>	
105	Market Price Base Rent \$38 PSF	Main Floor: 1405 sq ft
106	Market Price Base Rent \$38 PSF	Main floor: 1268 sqft
107	<b>PENDING</b>	
108	Market Price Base Rent \$36 PSF	Main Floor: 1650 sqft Option to add Mezz
109	Market Price Base Rent \$36 PSF	Main Floor: 1650 sqft Option to add Mezz
110	Market Price Base Rent \$36 PSF	Main Floor: 1650 sqft Option to add Mezz
111	Market Price Base Rent \$36 PSF	Main Floor: 1650 sqft Option to add mezz
112	<b>SOLD</b>	

201		
202	<b>PENDING</b> Daycare	
203		







1		5	
2		4	
3			

## DEMOGRAPHICS

3KM RADIUS IN 2024

### 2943 50 Ave NW, Edmonton, AB

This property is strategically located across from Larkspur, a charming neighborhood recognized for its easy accessibility via nearby highways, ample parking, and a well-developed biking network. Nestled within The Meadows area, just east of Mill Woods, the property is bounded by 34 Street to the west, 17 Street to the east, Whitemud Drive to the north, and 38 Avenue to the south. It benefits from high exposure with significant daily traffic along Whitemud Drive and a growing residential community along 34 St and 17 St. Families in the area appreciate the convenience of primary schools, daycares, and grocery stores within walking distance. Additionally, the tranquil green spaces, including Larkspur Park, enhance the overall appeal of this prime location.



**POPULATION**  
829



**COMMUTE**  
89.1% Car



**HOUSING**  
Owner: 90.5%  
Renter: 9.5%



**INCOME**  
Individual: \$57.1k  
Family: \$146.3k



# CONTACT:

## JASPREET SEHGAL

Associate

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