

SEEKING HEALTHCARE, FOOD & BEVERAGE, AND GENERAL PROFESSIONAL USES

IMPROVED PRICING  
ON UNITS AND LAND  
STARTING FROM \$465 PSF

# Elite Centre on 50<sup>th</sup>

NEWLY CONSTRUCTED COMMERCIAL UNITS AND DEVELOP READY LAND

4905 ROPER ROAD NW, EDMONTON, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM






VINCENZO CAPUTO MBA, SIOR  
Partner  
780 436 7624  
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**NAI**Commercial

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



## Property Highlights

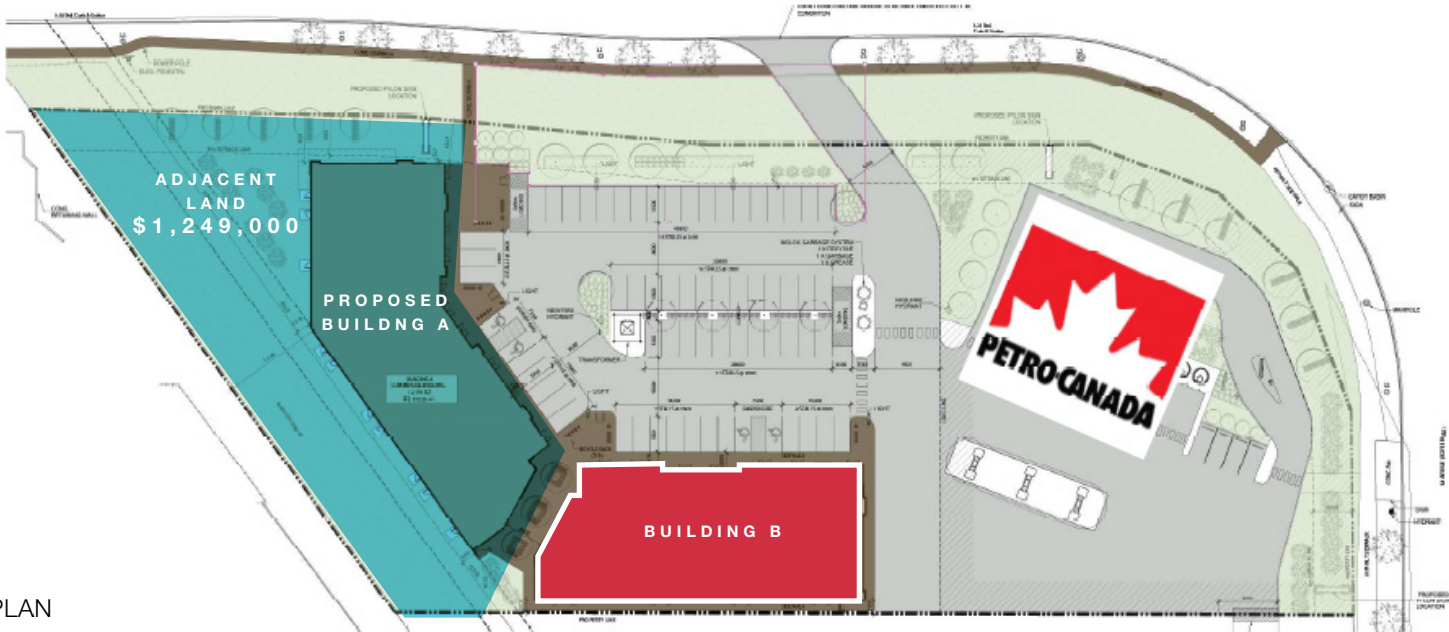
-  **Brand-New Commercial Building** ideal for retail, office, or restaurant ownership
-  **Connectivity** to Valley Line LRT, major transportation routes, including Whitemud Drive and Anthony Henday Drive
-  **High Visibility & Daily Traffic** — over 32,000 vehicles per day on Roper Road and 50th Street
-  **Strong Neighboring Anchor** — Petro-Canada gas station draws steady customer traffic
-  **Adjacent Develop Ready Land For Sale** offering flexibility for future expansion or separate development opportunities ideal for developers and owner/operators

**1 acre fully serviced with service stub-ins, approved development permit, and building permit plans in place for a 12,190 sq. ft. building - SALE PRICE: \$1,249,000**

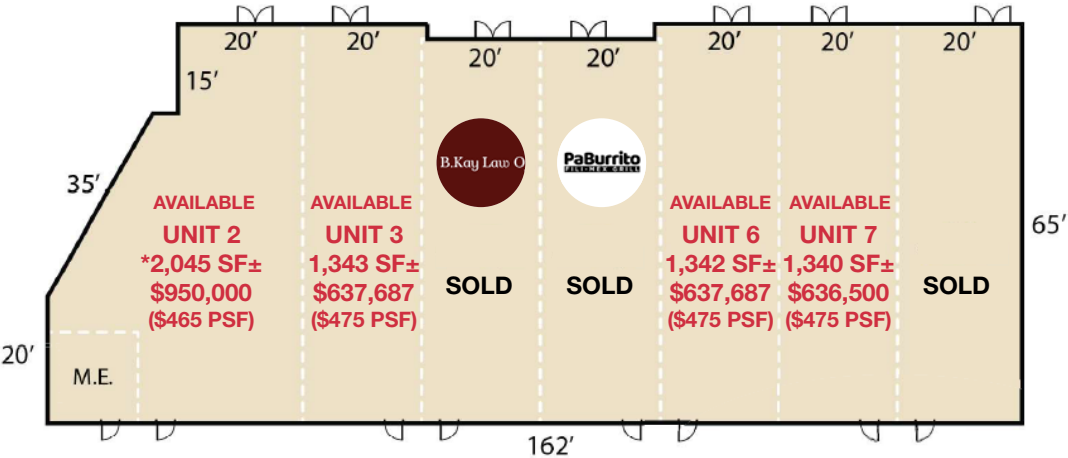




SITE PLAN



BUILDING B FLOOR PLAN



ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2420485 Units 2,3,6 & 7
ZONING	Business Employment (BE)
PARKING	70 stalls
SIGNAGE	Fascia and pylon
CEILING HEIGHT	12' clear

\*Pricing calculated in accordance with the Developer's Architectural Plans

2025	5733 50 ST (UNIT 2)	5735 50 ST (UNIT 3)	5741 50 ST (UNIT 6)	5743 50 ST (UNIT 7)
CONDO FEES	\$1,044.20/mo	\$719.47/mo	\$719.47/mo	\$719.47/mo
PROPERTY TAXES	\$15,267.08	\$11,266.54	\$11,308.96	\$11,308.96
REGISTERED CONDO PLAN SIZE (SF)	1,927 SF	1,313 SF	1,313 SF	1,313 SF





FOR SALE | ELITE CENTRE ON 50<sup>TH</sup> | 4905 ROPER ROAD NW, EDMONTON, AB

**NAI**Commercial



124,356  
POPULATION



77,286  
EMPLOYEES



5,758  
BUSINESSES



\$3.37B  
TOTAL CONSUMER  
SPENDING



\$102,258  
AVERAGE HOUSEHOLD  
INCOME



32,560 VPD  
50 STREET N OF  
55 AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



BUILDING B

ADDITIONAL LAND  
1 ACRE  
\$1,249,000

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Edmonton, AB T6E 4Y1

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