



FOR LEASE

2095 SF Turnkey Commercial Unit With High Daily Traffic

ELITE CENTRE CLAREVIEW

13756 50 Street Edmonton AB

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For Lease: 2095 SF Unit in Elite Centre Clareview

Strategically positioned at the northwest corner of 137th Avenue and 50th Street NW, Elite Centre Clareview offers 2,095 SF of fully fixtured, turnkey commercial space in Northeast Edmonton. The former liquor store is move-in ready, minimizing upfront build-out costs for incoming tenants.

The centre features a strong mix of national and regional tenants including Varsity Burgers, Supplement King, and Wok Box, with major nearby draws such as Costco, Real Canadian Superstore, Shoppers Drug Mart, and Tim Hortons driving consistent daily traffic exceeding 50,000 vehicles per day. Zoned General Commercial, the space accommodates a wide range of retail, food and beverage, and service-oriented uses — an excellent opportunity for businesses seeking a high-visibility location in one of Edmonton's busiest northeast corridors.

PROPERTY DETAILS

Municipal Description	13756 50 Street Edmonton AB
Legal Description	Plan: 0520351 Block: 4
Zoning	General Commercial
Vacant Unit Size	2095 SF
Base Rent	Market
Additional Rent	\$18 PSF (2026 Estimate)
Possession	Immediately



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DEMOGRAPHICS (3KM RADIUS)



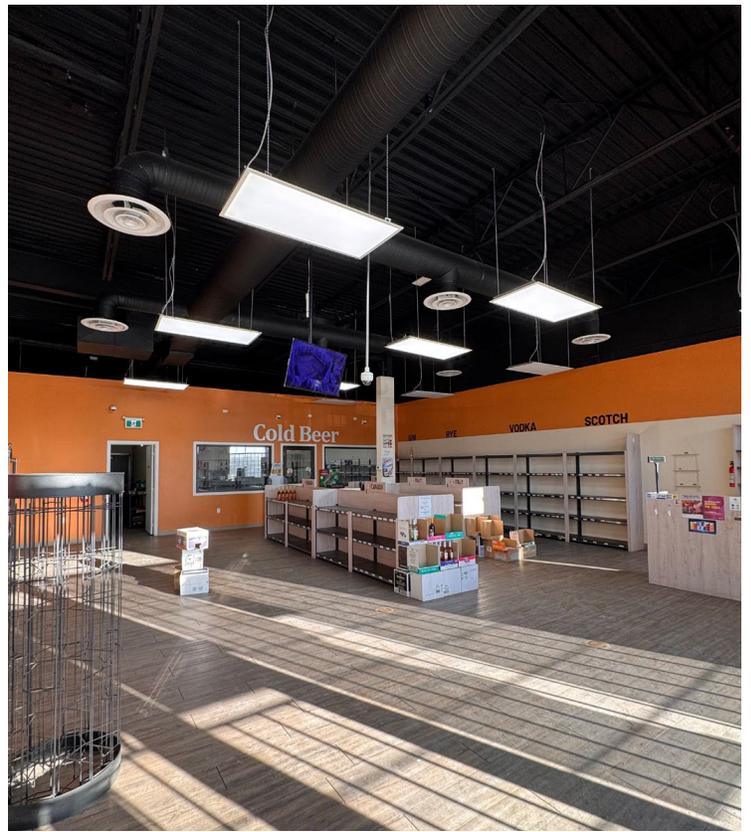
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