

FOR SALE



**7020 50 STREET NORTHWEST,
EDMONTON, AB**

PROPERTY INFORMATION

Lot Size: **3.09 Acres**

Building Size: **±8,500 SF**

Zoning: **Business Employment (BE)**

FOR MORE INFORMATION OR TO VIEW,
PLEASE CONTACT:
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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

#201, 6043 Andrews Way SW Edmonton, Alberta, T6W 3S9

LOCATION INSIGHTS

- Positioned on a high-visibility 50 Street arterial corridor
- 2023 Average Annual Weekday Traffic (AAWDT): 29,640 vehicles
- Easy access to major routes including Whitemud Drive, Sherwood Park Freeway & Anthony Henday Drive



Traffic Volume Information

Year: 2023

Average Annual Traffic Volume:
29,640 vehicles

DEMOGRAPHIC & BUSINESS DENSITY

(within 2 km radius) - Source: CoStar

- **Businesses:** 1,164
- **Employees:** 17,525
- Ideal for businesses seeking strong exposure, proximity to labour pool, and nearby industrial synergy

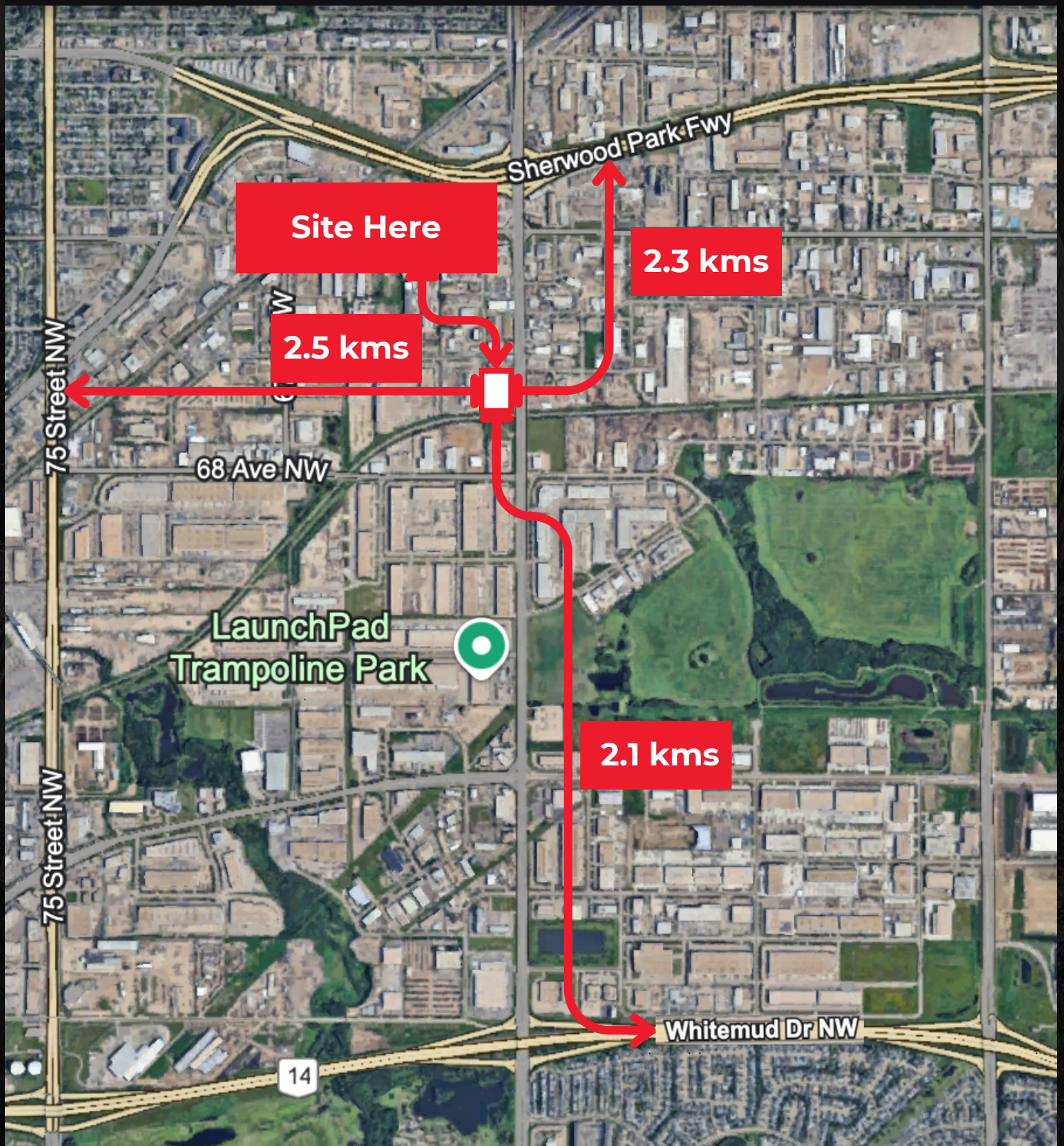
SITE FEATURES

- Generous yard area for outdoor storage or laydown
- Mostly Paved access and parking areas
- Functional industrial building – adaptable for warehousing, light manufacturing, or service operations

INVESTMENT POTENTIAL

- Investment Potential:
- Strong location for owner-users or investors targeting infill industrial assets
- Rare opportunity to secure over 3 acres in Southeast Edmonton's established industrial node

SITE LOCATION



SITE IMAGES



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