

**CONDOS  
FOR SALE  
HIGH EXPOSURE**

MaxWell

Commercial

RS



**Elite Centre  
on 50th  
4905 ROPER ROAD NW  
FOR SALE/LEASE**



**COME JOIN  
PETRO-CANADA!**



Elite Centre on 50th is centrally located in the Pylypow area. Retailers can expect high exposure from Roper road and 50th street with 32,000 vehicles passing every day.

Newly constructed building is designed with the newest materials to showcase retail, office or restaurants. Floor plans have been designed to allow tenants to design their own space.

Join Elite Centre on 50th with the benefits of the location, work demographics, visibility to both arterial roads, and so much more!

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(780)-450-6300      romi@romisarna.ca

<https://www.romisarna.ca>



# WELCOME TO ELITE CENTRE ON 50TH

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**Transaction Type:** For Sale/Lease  
**Neighbourhood:** Pylypow  
**Municipal:** 4905 Roper Road NW  
**Legal:** Lot 3, Block 18, Plan 1923314  
**Land Use/Zoning:** IB  
**Access:** Roper road  
**Possession:** 2024  
**Parking:** 70 stalls  
**Signage:** Pylon and fascia  
**Ceiling Height:** 12' clear

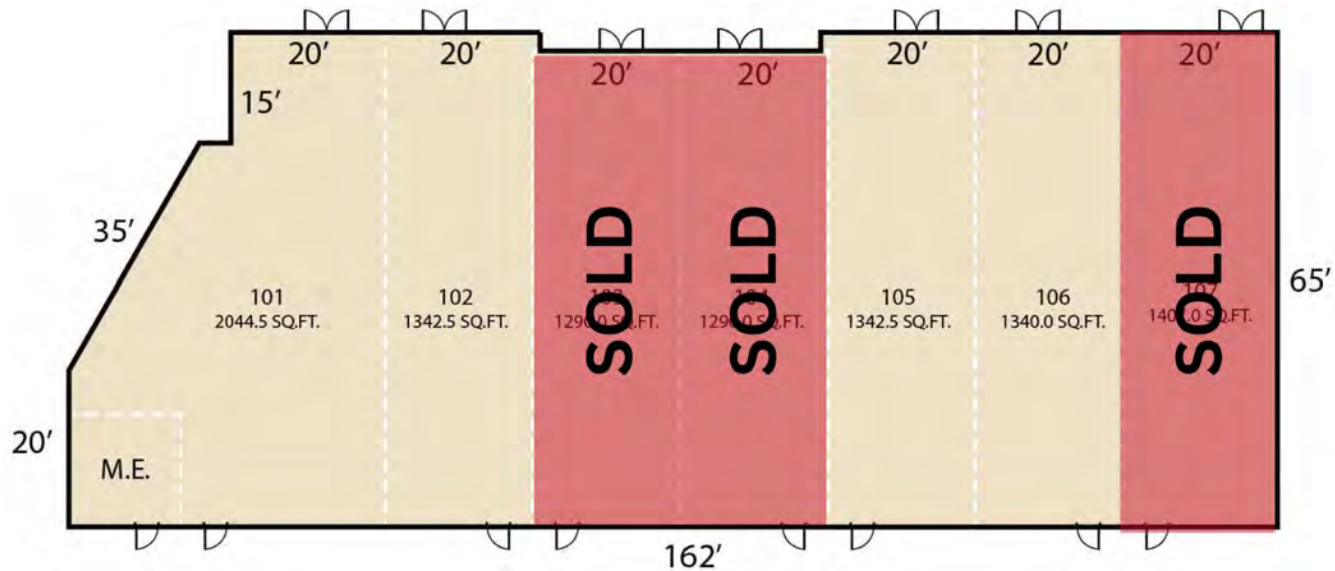


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# DETAILS



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## PURCHASE

Purchase Price: Starting @\$495 PSF

Condo Fees: \$5.17 PSF (EST)

## LEASE

Basic Rent: Starting @\$35 PSF

CAC: \$15.00 PSF (EST. 2024)

(2022 Budget includes proportionate share of property taxes, insurance, management fees, building & maintenance)

# AERIAL MAP



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## CONTACT US

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