

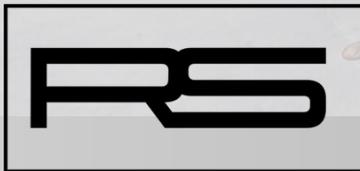
# ELITE CENTRE ON 50TH

4905 Roper Road NW,  
Edmonton AB

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# FOR SALE / LEASE

# ELITE CENTRE ON 50TH

## LOCATION HIGHLIGHTS

- Prime exposure on 50th Street & Roper Road
- 32,000+ vehicles pass daily
- High-traffic arterial roads for visibility
- Ideal for retail, office, or restaurant use
- Flexible floor plans—tenant-designed spaces

## PROPERTY ADVANTAGE

- Newly constructed plaza
- Units starting at 1,340 sq. ft.
- Zoned for a wide range of uses
- Big Anchor tenants: Wendy's, Esso, Pizza restaurant, Law office

## TRANSPORTATION LINKS

- 50th Street & Roper Road frontage
- Quick access to Whitemud Freeway
- Public transit available nearby

## SURROUNDING DEMOGRAPHICS

- Over 9,000 new homes in area
- 23.8% population growth (2015–2020)
- Strong and diverse customer base:
  - South Asian
  - Chinese
  - African-Canadian



# AERIAL MAP



## HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$115,703
Unemployment rate	6.6%
In labour force	65.9%

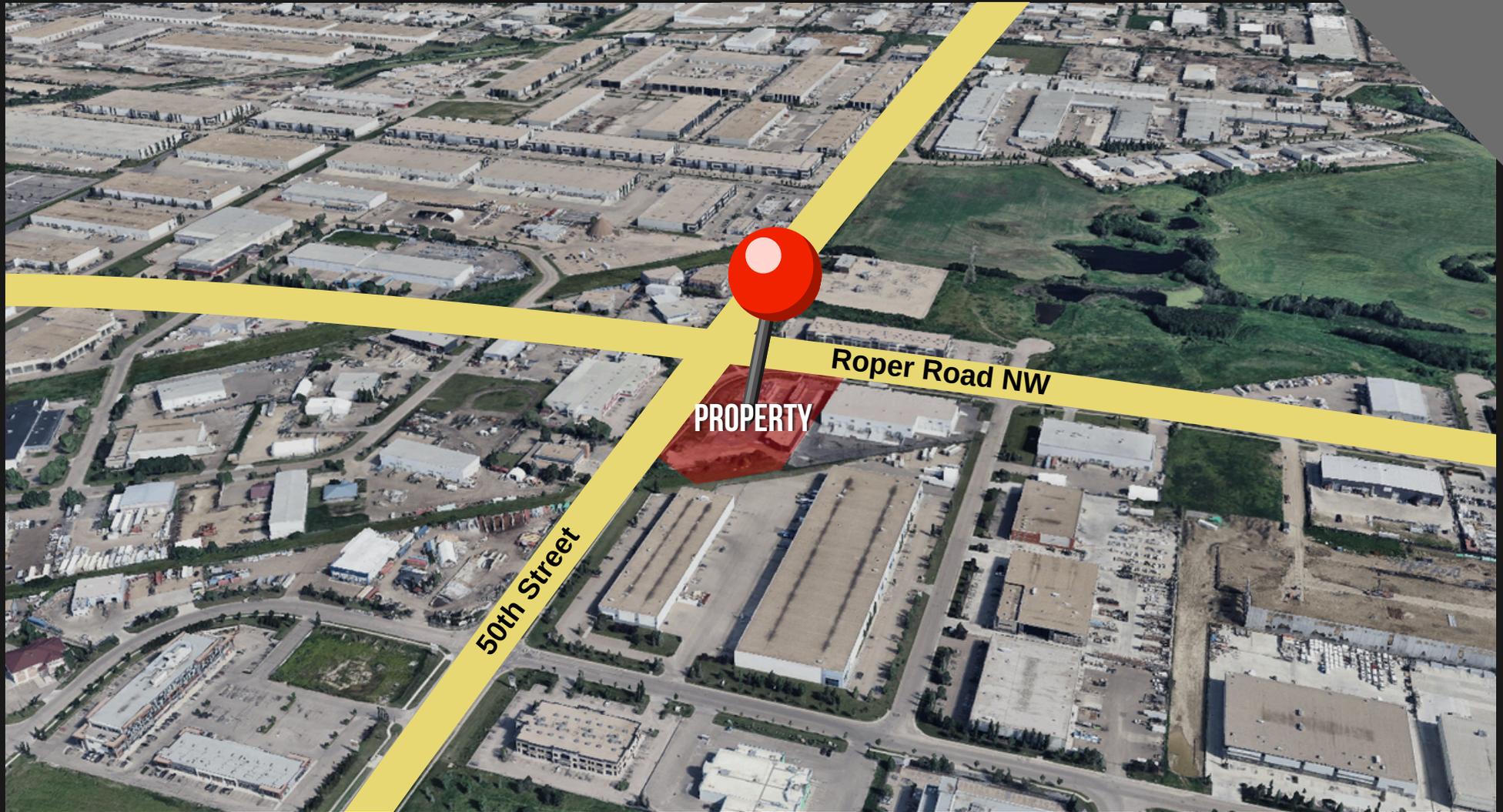


## POPULATION

>19 years old	23%
20-34 years	18%
35-54 years	21%
55 years+	22%

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# AERIAL MAP



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# PROPERTY DETAILS



<b>Transaction Type</b>	<b>For Sale/Lease</b>
<b>PURCHASE</b>	
<b>Purchase Price</b>	<b>Starting @\$455 PSF</b>
<b>Condo Fees:</b>	<b>\$5.17 PSF (EST)</b>
<b>LEASE</b>	
<b>Basic Rent</b>	<b>Starting @\$28 PSF</b>
<b>CAC</b>	<b>\$12.50 PSF (EST. 2024)</b>
<b>Legal</b>	<b>Lot 3, Block 18, Plan 1923314</b>
<b>Address</b>	<b>4905 Roper Road NW, Edmonton AB</b>
<b>Legal</b>	<b>Lot 3, Block 18, Plan 1923314</b>
<b>Land Use/Zoning</b>	<b>Roper Road</b>
<b>Parking</b>	<b>70 stalls</b>
<b>Ceiling Height</b>	<b>12' clear</b>

# PROPERTY PHOTOS



# SITEPLAN



**1** BUILDING 'B' - FLOOR PLAN  
 1/8" = 1'-0"

# CONTACT US

**Romi Sarna**

Email : [romi@romisarna.ca](mailto:romi@romisarna.ca)

 **(780) 450-6300**

**MaxWell**  
Polaris

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