

KENNEDALE SHOPPING CENTRE

12981 50 ST NW NW, Edmonton, Alberta T5A3P3

For Lease

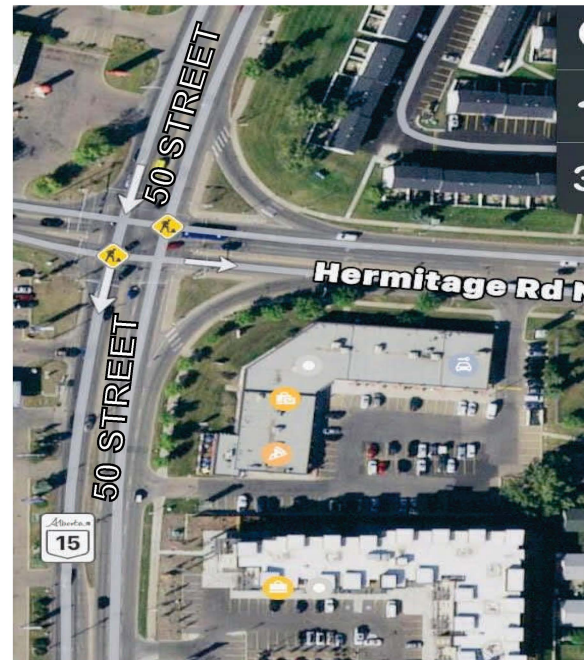


PROPERTY HIGHLIGHTS:

Welcome to Kennedale Shopping Centre! High Exposure, North East Development. EXCELLENT Prime Retail Opportunity. Exclusively Positioned directly onto 50th Street & Hermitage Road (Clareview). With Quick Connections to 137 Avenue, Manning Freeway, Yellowhead Trail & Anthony Henday. 2 Units Available, 1327 & 1292 Square Feet. Base Lease Rate Starts @ \$20.00 PSF plus Common Area Charges of \$13.62. Kennedale Shopping Centre is surrounded by Major Anchors that include: Walmart, Home Depot, Costco, Best Buy & Super Store. Approximately 40,000 Vehicles Per Day. \$90,000 Average Household Income. Our Existing Tenants: Franco's Pizza, Dentist, DayCare, African Restaurant, Pharmacy, Cannabis, Salon, Enterprise Car Rental. Ample parking. Pylon Signage Opportunities. COME JOIN US!

MLS®:E4224843

12981 50 ST NW NW, Edmonton, Alberta T5A 3P3



MaxWell

Polaris

COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA

& Associates

780-450-6300

romi@romisarna.ca
www.romisarna.ca

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For Lease



Property Type	: For Lease
Transaction Type	: For Lease
Community	: Kennedale
Land Use/Zoning	: CSC
Year Built	: 1976
Net Lease Rate	: Starting @ \$20.00
SF/Annum	: 1327 & 1292
Subject Space	: 1327 & 1292
SqFt.	: 1327 & 1292
Subject Space	: 1327 & 1292
Width	: 22.00
Operating Costs:	\$13.62 PSF/annum (2020 Budget includes proportionate share of property taxes, building repairs, maintenance insurance and management fees)



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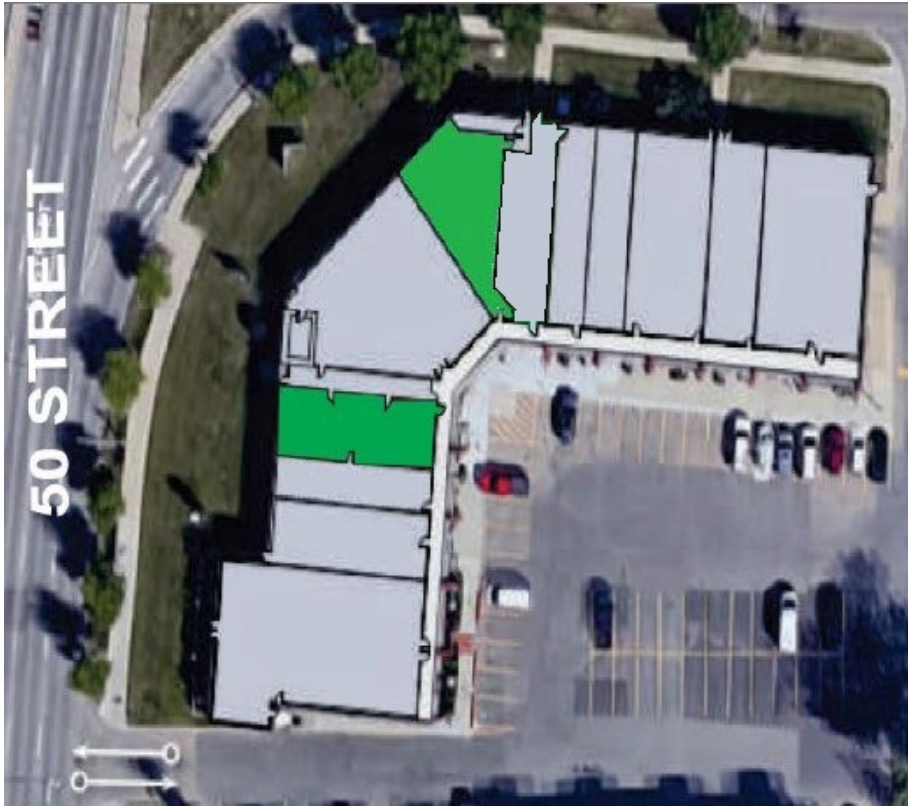
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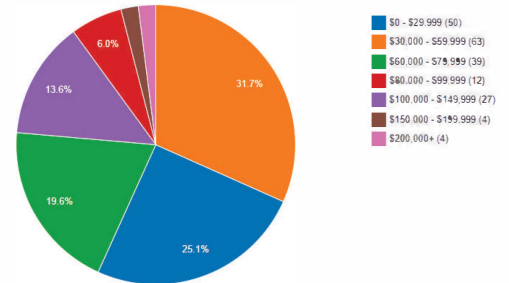
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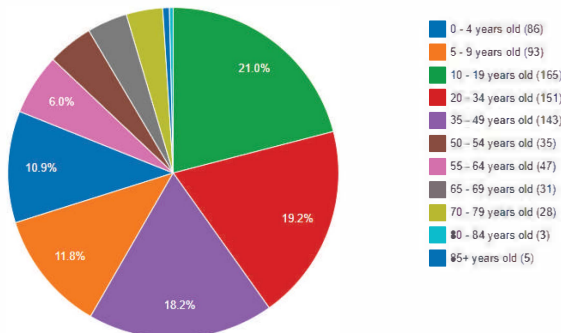
Household income

The combined gross income of all the members of a household who are 15 years old and older. Individuals do not have to be related to be considered members of the same household.



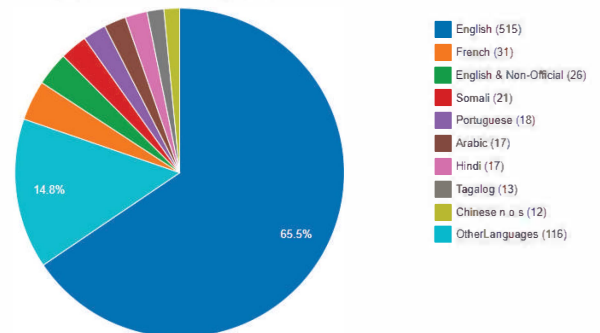
Population by Age Group

Population grouped according to age in the area containing the listing



Languages

Self-identified first language or combination of languages spoken in the area



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