



For Lease

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Accelerating success.

HP Business Centre

2943 50 Avenue, Edmonton, AB

- Flexible retail opportunities available
- New construction
- Great visibility from Whitemud Drive
- Excellent access

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Property Overview

Municipal Address:
2943 50 Avenue, Edmonton, AB

Zoning:
Business Employment - BE

Lease Rates:
Market

Condo Fees:
\$5.25 PSF (est)

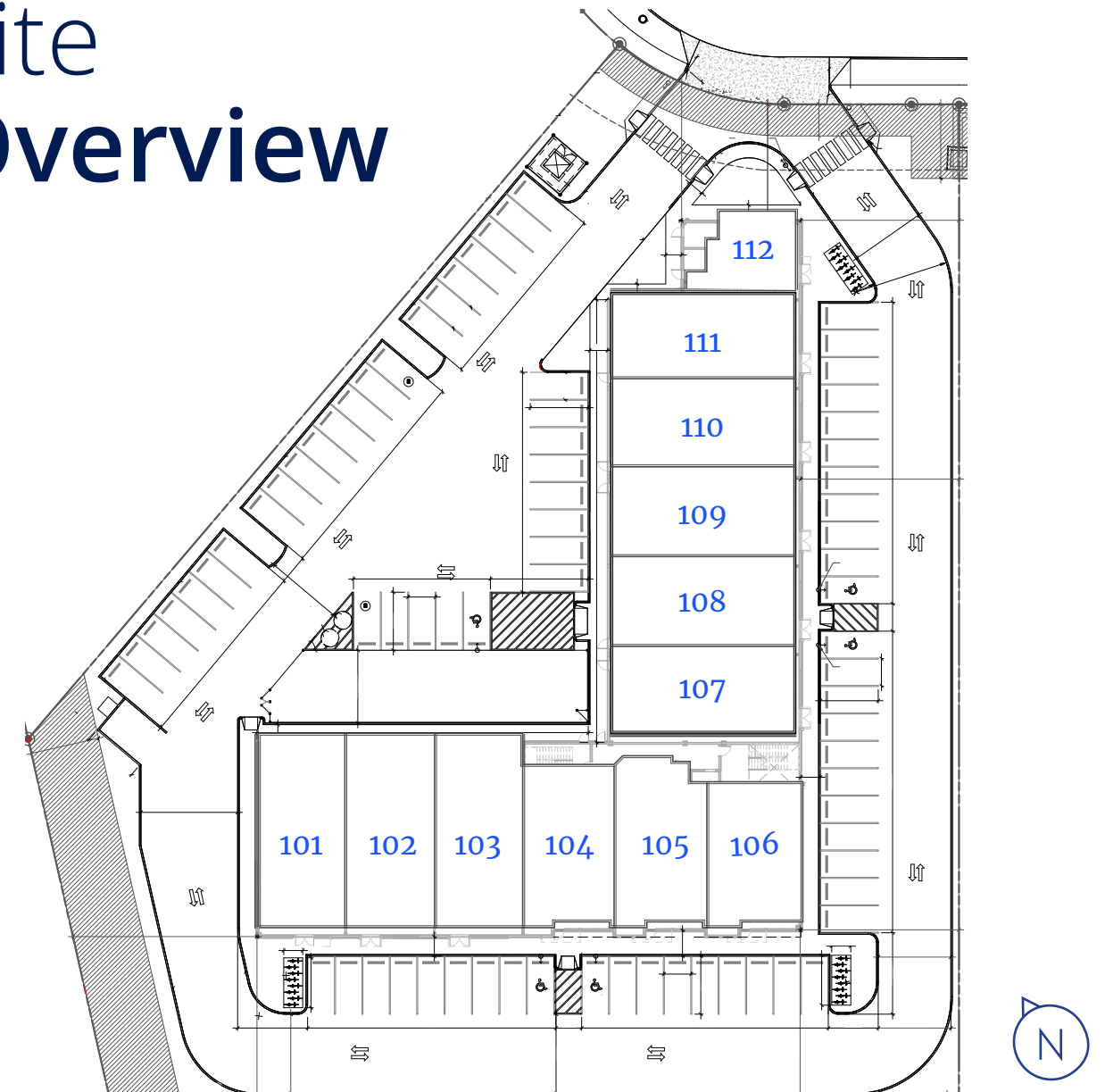
Operating Costs:
\$7.50 PSF

Tax:
\$48,739.40

Second Floor:
Fully Leased to a Daycare



Site Overview



LEVEL 1

	Unit	Area (SF)	Price Per SF	List Price	Lease Price
• Market rates	101	1,650 SF	\$485	\$799,800	Market
• \$476 - 485 PSF sales rates	102	1,650 SF	\$485	\$799,800	Market
	103	1,650 SF	\$487	\$799,800	Market
• 1,268 SF - 1650 SF range	104	1,438 SF	\$498	\$699,800	Market
	105	1,405 SF	\$512	\$699,800	Market
• 17,708 SF total available	106	1,268 SF	\$476	\$649,800	Market
	107	1,637 SF	\$476	\$779,800	Market
• Immediate availability	108	1,638 SF	\$476	\$779,800	Market
	109	1,638 SF	\$476	\$779,800	Market
	110	1,638 SF	\$476	\$779,800	Market
• Units 101 - 103 and 107 - 111 have 22' ceilings, allowing for mezzanines or second floors.	111	1,635 SF	\$477	\$779,800	Market
	112	1,565 SF incl. second floor	\$479	\$699,800	Market

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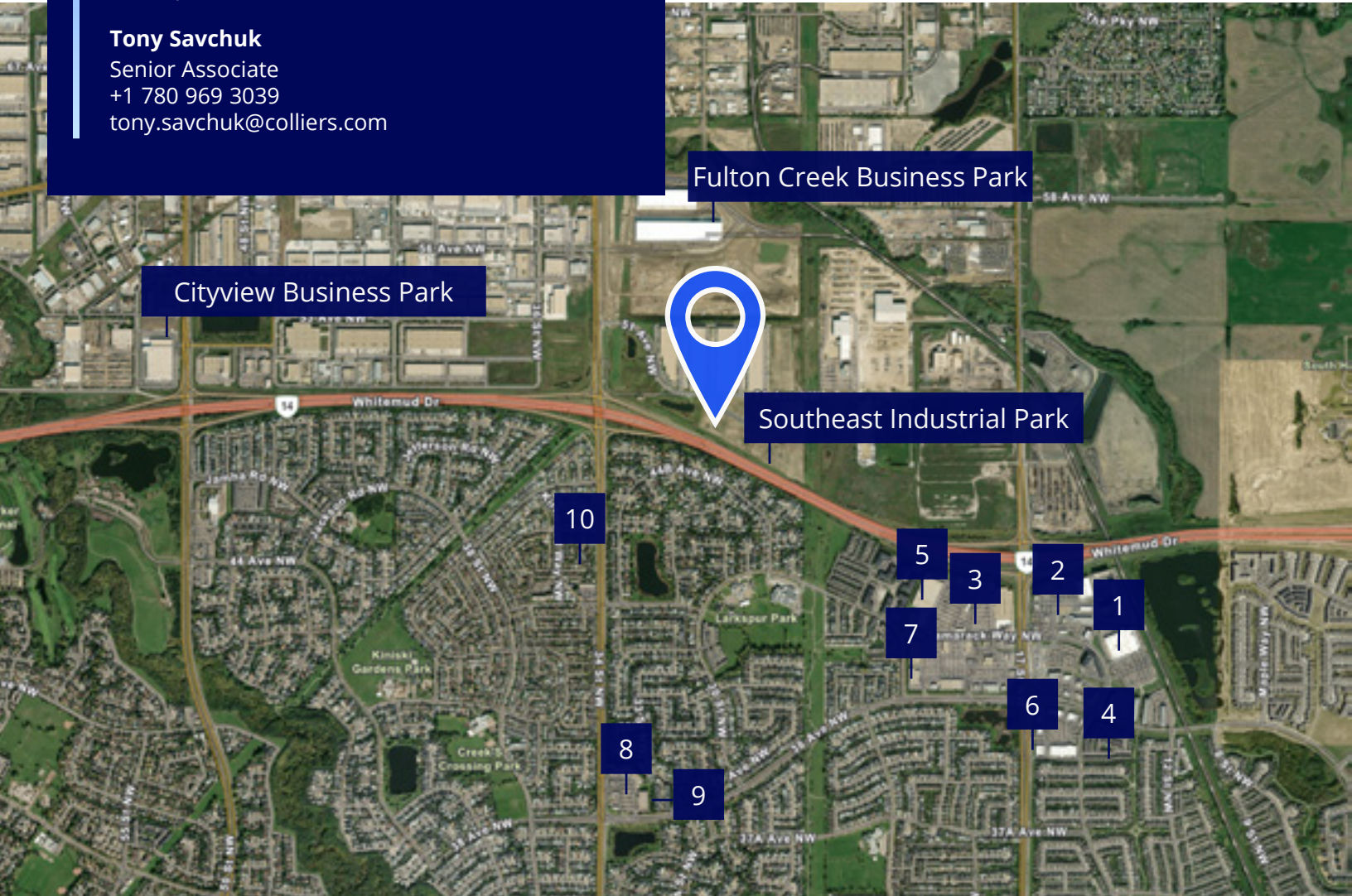
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AMENITIES

- | | |
|----------------|----------------------|
| 1. Walmart | 6. Sportchek |
| 2. McDonalds | 7. Petsmart |
| 3. Home Depot | 8. Shoppers Drugmart |
| 4. Tim Hortons | 9. Sobeys |
| 5. Superstore | 10. Esso |



122,690
Current Population
(2025)



147,729
Projected Population
(2035)



124,827
Daytime Population
(2025)



\$115,307
Average Household
Income (2025)