

FOR SALE & FOR LEASE

HIGH EXPOSURE COMMERCIAL PROPERTY AVAILABLE FOR LEASE OR REDEVELOPMENT

**5074 130 AVENUE
(Hermitage Road)**
EDMONTON, AB

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**5074 130 AVENUE
EDMONTON, AB**

**TRADE AREA
DEMOGRAPHICS**



AVERAGE HOUSEHOLD INCOME
\$106,533



POPULATION (2022)
±300,000

Cushman and Wakefield Edmonton proudly presents a rare opportunity for retailers and developers in the established neighborhood of Clareview and Hermitage. This well-located property offers outstanding visibility, easy access to major arterial roads, and its recent re-zoning to CG (General Commercial) provides remarkable versatility for various businesses and re-development with ability to develop 400+ Multi-family units.

LOCATION OVERVIEW



SITE

STAPLES

THE HOME DEPOT

COSTCO WHOLESALE

30,800
VEHICLES PER DAY

LONDONDERRY MALL

SAFEWAY

50 STREET

34,900
VEHICLES PER DAY

MANNING DRIVE

137 AVENUE

Superstore+
Big on Deals, low on price.

CLAREVIEW LRT STATION

GoodLife FITNESS

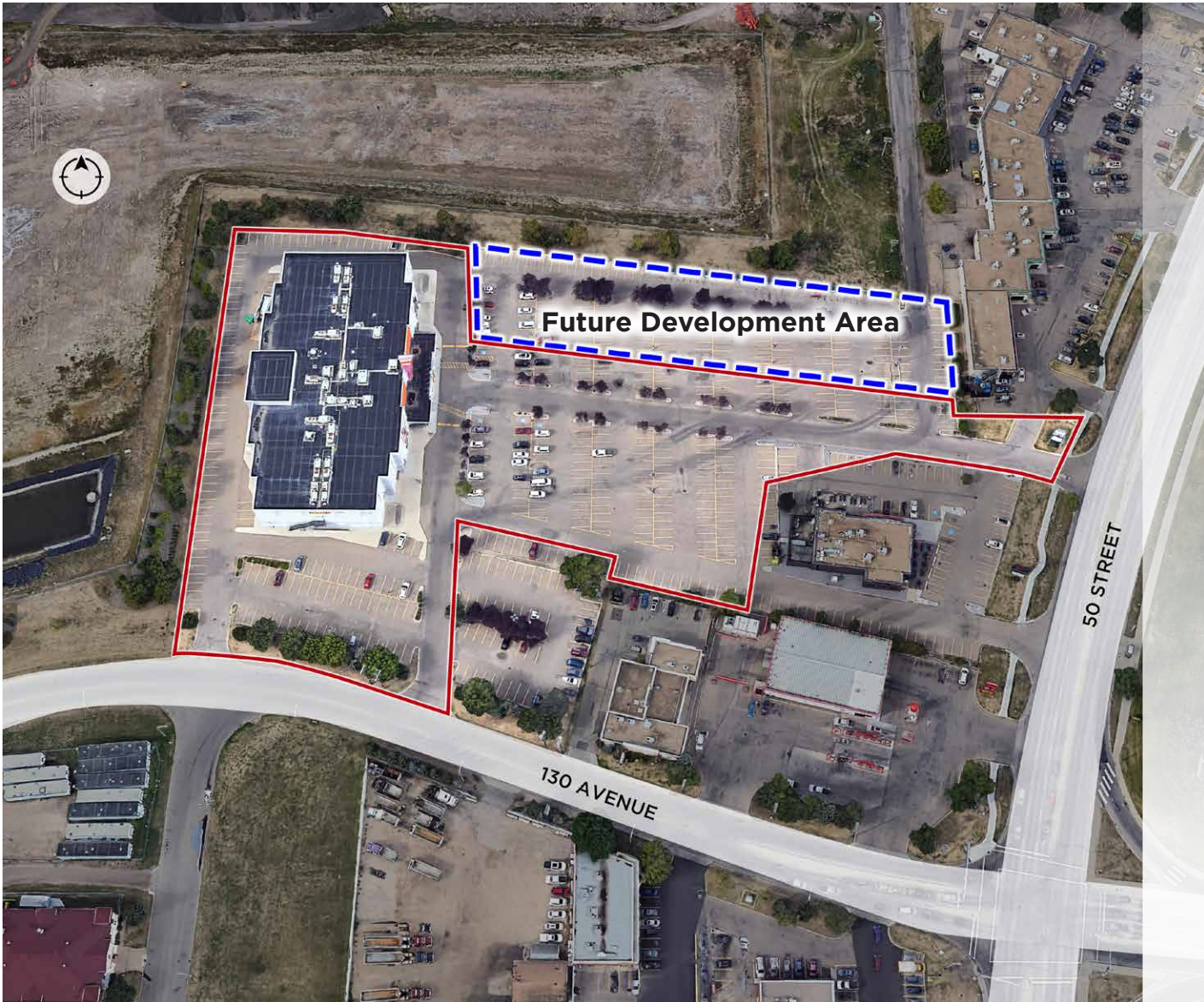
27,300
VEHICLES PER DAY

Clareview
COMMUNITY RECREATION CENTRE

ONE MILLION SQUARE FEET OF RETAIL
WITHIN ONE KILOMETER

CLAREVIEW TOWN CENTRE

Walmart
Supercenter



REDEVELOPMENT OPPORTUNITY

This rare opportunity provides prospective developers or end users with a fully serviced, paved rezoned CG (General Commercial), and an existing 39,893 SF building on site for immediate development.

With limited retail and office condo projects in northeast Edmonton, the property is perfectly located for new businesses looking to own their own space.

Property now has the ability to support 400+ units of Multi-family developments. Ask listing agents for proposed site plans.



Building:	39,893 SF
Parcel:	5.98 Acres
Future Development Area:	58,125 SF
Future Development Area Potential :	25,000 SF

PROPERTY DETAILS

BUILDING SIZE
39,893 SF

LOT AREA
± 5.98 ACRES

ZONING
**CG -
GENERAL COMMERCIAL**

LEGAL DESCRIPTION
**PLAN 9424055
BLOCK 9 LOT 3**

PROPERTY TAX 2023
\$140,938

PARKING
500 STALLS


ACCESS:
**DIRECT ACCESS TO 50TH
STREET AND HERMITAGE ROAD**

SALE PRICE
\$7,500,000


LEASE RATE
**CONTACT LISTING AGENT
FOR DETAILS**




IDEAL USERS




MIXED USE (RETAIL/MULTIFAMILY)




ENTERTAINMENT USES




AUTOMOTIVE




ENTERTAINMENT




FOOD STORES



FURNITURE STORES



GYM/FITNESS



PHARMACY



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