

## POPLAR BUSINESS PARK - MAIN FLOOR

8703 50 Street, Edmonton, AB

# FLEX SPACE FOR LEASE

ECONOMICAL SHOWROOM & WAREHOUSE SPACE



- 8,167 SF functional main floor showroom space with grade loading
- Economical rates with tenant incentive packages available
- Ongoing improvements throughout including new LED lighting, fresh paint, exterior upgrades, and renovated washrooms and common areas
- Recently completed 50th Street overpass creates better access and recently installed pylon signage provides high exposure for prospective groups
- Easy access to many arterial roadways such as 50th Street, Sherwood Park Freeway, Whitemud Drive, and Anthony Henday

### CAM PICKETTS

Partner / Broker

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### NICOLE MCKAY

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OFFICE  
Brochure

# PROPERTY FEATURES

Vacancy	8,167 SF	Construction	Concrete Block
Available	Immediately	Power	TBC by Tenant
Municipal	8703 50 Street, Edmonton, AB	Lighting	T5 & LED
Legal	Plan 2586KS, Lot B	Parking	100+ Surface Stalls
Access	50 Street, 90 Avenue	Signage	Fascia: Available Pylon: Market Rates
Zoning	<a href="#">Business Employment (BE)</a>	Tenant Mix	PPG, ABC Muffler, Hendriks Construction, Inspire Centre for Learning, and more
HVAC	Forced Air OH Units		



EXPOSURE ALONG  
50TH STREET



TENANT INCENTIVE  
PACKAGES AVAILABLE



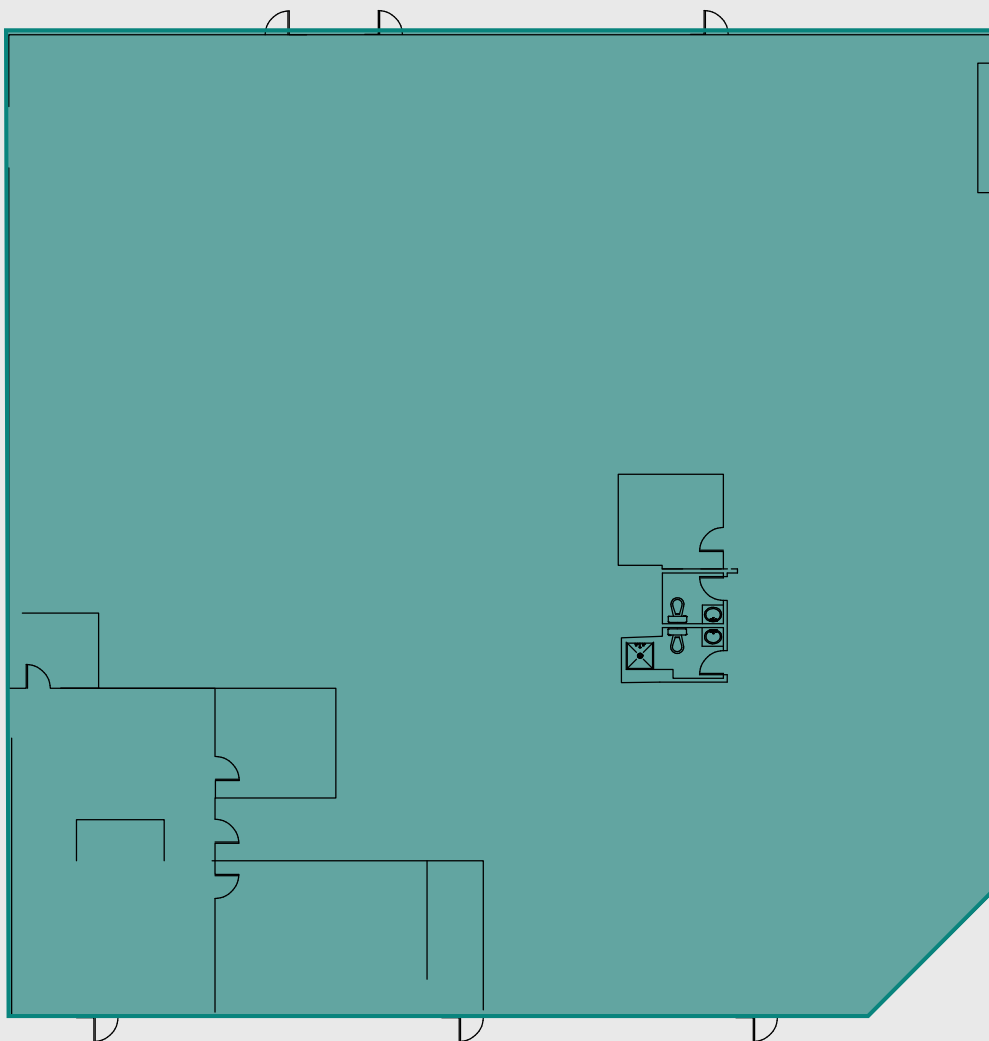
GRADE LOADING



AMPLE PARKING



# SPACE PLAN



## 8703 50 STREET

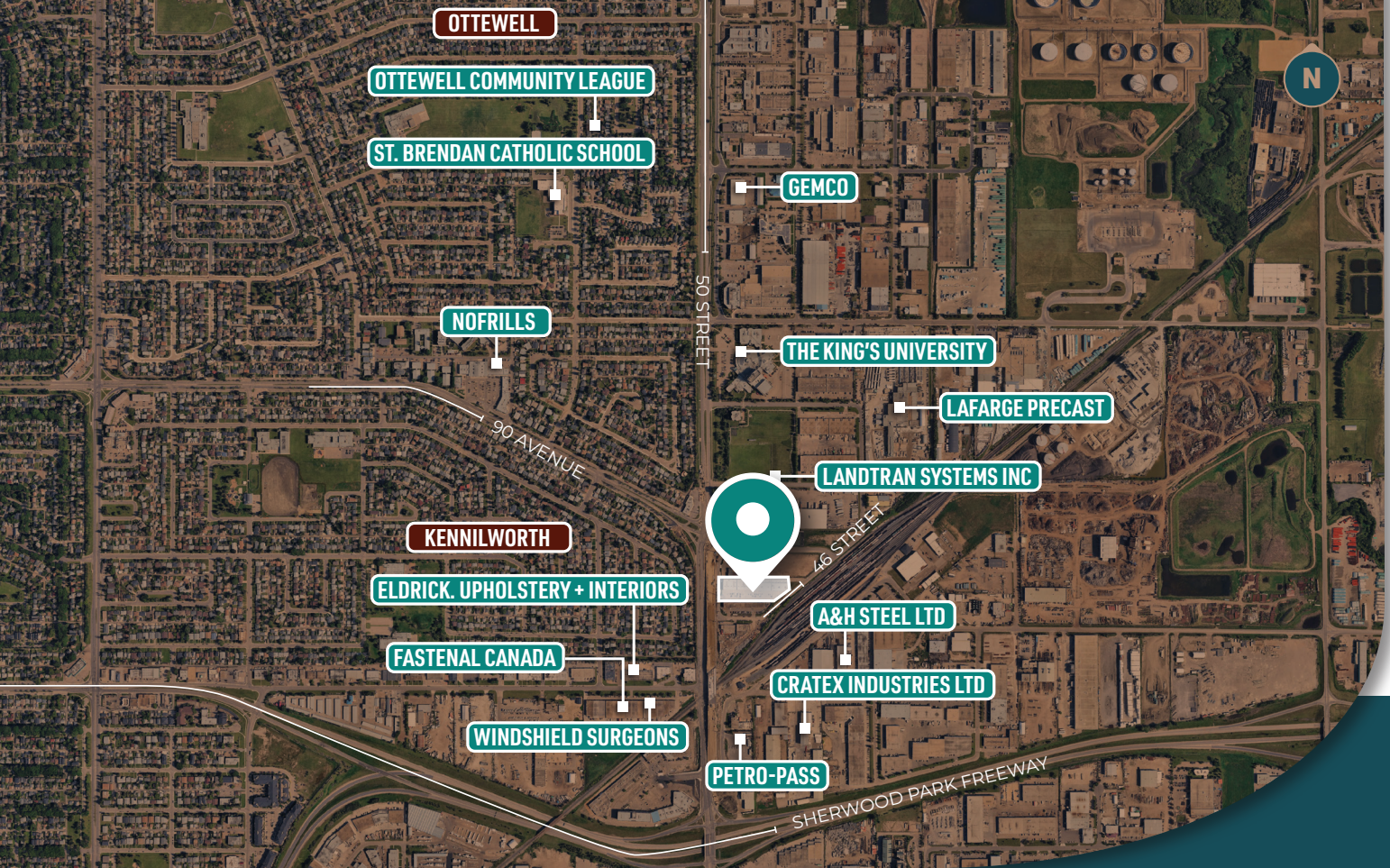
**Size:** ±8,167 SF

**Base Rent:** \$8.00 PSF

**Op Costs:** \$8.14 PSF (2025 est.) (incl. water and power)

**Ceiling Height:** 10' Clear

**Loading:** 10'x12' Grade Door



## LOCATION OVERVIEW



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