



HP BUSINESS CENTRE - FOR SALE/LEASE

2943 50 Ave NW, Edmonton, AB

Property Description

The property enjoys high exposure, situated near Whitemud Drive, which experiences significant daily traffic and is surrounded by a growing residential area along 34 St and 17 St.

Future developments include anticipated access improvements with the widening of 34 St and the eventual connection to 17 St.

Currently, the property is under construction, with availability for possession scheduled for Fall 2025.

Legal Description	Plan 2121748, Block 2, Lot 2
Zoning	BE (Business Employment)
Possession	Fall 2025

Available uses:

- Retail
- Medical or Health Services
- Professional Services or Office use
- Accounting **(PENDING)**, Dispatch, Real Estate, Lawyer, Insurance, Call Centre
- Day care **(PENDING)**
- Music or Dance School
- Tuition schools
- Crematorium
- Banquet Hall
- Indoor play area
- Trampoline park
- Indoor Golf simulation
- Brewery or any use under BE Zoning

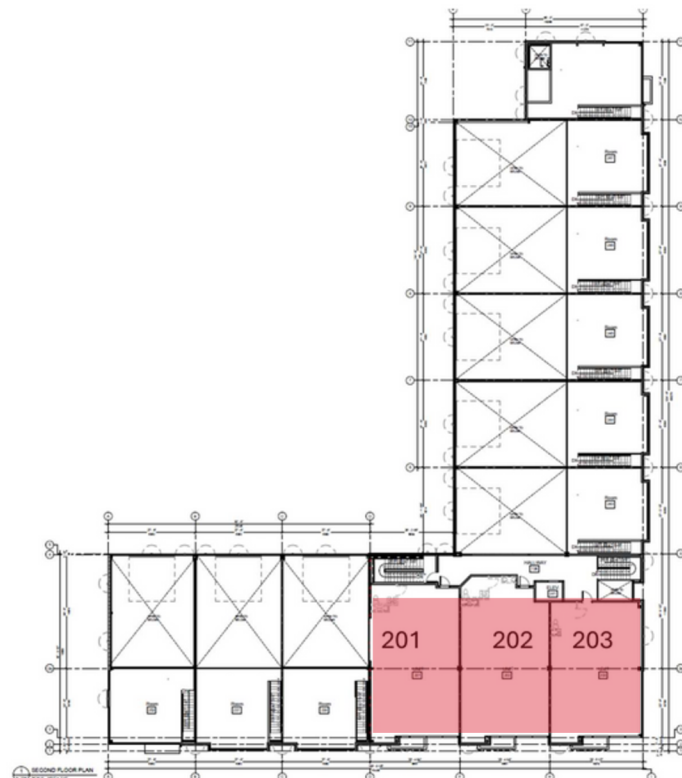
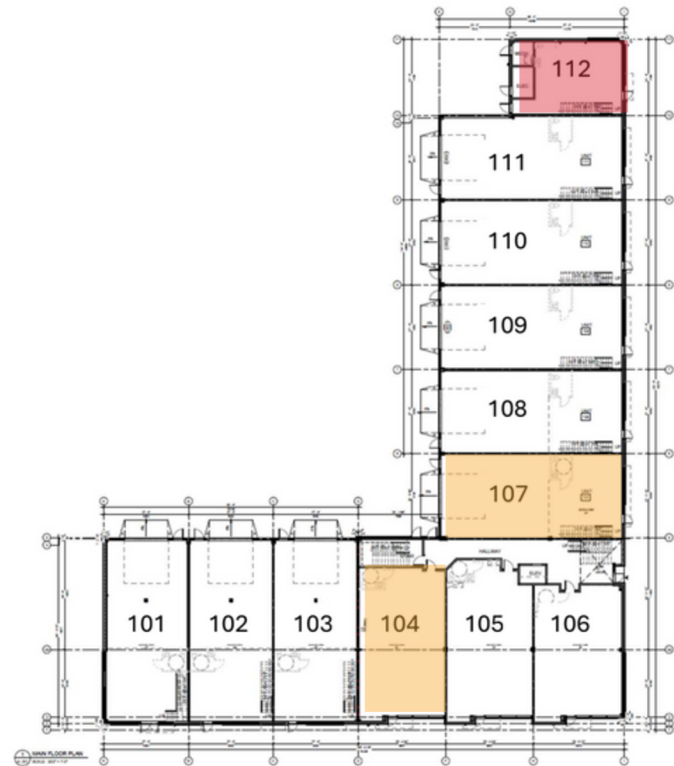


Jaspreet Sehgal, Associate

(587) 501.5431 jaspreetsehgal448@gmail.com

AVAILABILITY

UNIT	LEASE PRICE	SALE PRICE	SQFT
101	Market Price Base Rent \$38 PSF	\$929,800	Main floor: 1650 sqft Option to add mezz
102	Market Price Base Rent \$38 PSF	\$899,800	Main Floor: 1650 sqft Option to add Mezz
103	Market Price Base Rent \$38 PSF	\$899,800	Main Floor: 1650 sqft Option to add Mezz
104	PENDING	\$774,800	
105	Market Price Base Rent \$38 PSF	\$759,800	Main Floor: 1405 sq ft
106	Market Price Base Rent \$38 PSF	\$699,800	Main floor: 1268 sqft
107	PENDING	\$849,800	
108	Market Price Base Rent \$36 PSF	\$849,800	Main Floor: 1650 sqft Option to add Mezz
109	Market Price Base Rent \$36 PSF	\$849,800	Main Floor: 1650 sqft Option to add Mezz
110	Market Price Base Rent \$36 PSF	\$849,800	Main Floor: 1650 sqft Option to add Mezz
111	Market Price Base Rent \$36 PSF	\$849,800	Main Floor: 1650 sqft Option to add mezz
112	SOLD		
201	LEASED Daycare		
202			
203			





DEMOGRAPHICS

2943 50 Ave NW, Edmonton, AB

This property is strategically located across from Larkspur, a charming neighbourhood recognized for its easy accessibility via nearby highways, ample parking, and a well-developed biking network.

Nestled within The Meadows area, just east of Mill Woods, the property is bounded by 34 Street to the west, 17 Street to the east, Whitemud Drive to the north, and 38 Avenue to the south. It benefits from high exposure with significant daily traffic along Whitemud Drive and a growing residential community along 34 St and 17 St.

Families in the area appreciate the convenience of primary schools, daycares, and grocery stores within walking distance. Additionally, the tranquil green spaces, including Larkspur Park, enhance the overall appeal of this prime location.



POPULATION

829



COMMUTE

89.1% Car



HOUSING

Owner: 90.5%
Renter: 9.5%



INCOME

Individual: \$57.1k
Family: \$146.3k



CONTACT:

JASPREET SEHGAL

Associate

📞 (587) 501.5431

✉️ jaspreetsehgal448@gmail.com



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

201, 5607 - 199 Street , Edmonton, AB T6M 0M8 | commercialveg.ca

This brochure is for general informational purposes only. No warranty is made regarding the accuracy of the information, which is subject to errors, omissions, price changes, and withdrawal without notice. The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified, and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. RE/MAX Excellence Commercial Division office is independently owned and operated, and shall not be held liable for any loss and damages arising from information provided in this brochure. Statistics source: locallogic.co as of October 2024. Neighbourhood demographic information is provided by a third-party supplier based on census data from Statistics Canada and are subject to change at any time. Call for more information.