



## Edmonton Alberta

\$30

Exceptional Retail Opportunity in a High-Exposure Location! Now available for lease, this 1,469 sq. ft. newly constructed retail bay is prominently situated at the corner of 50 Street & Roper Road in Edmonton, offering outstanding visibility and strong daily traffic counts in one of southeast Edmonton's most active commercial corridors. Designed with modern efficiency and curb appeal, the space features new-generation materials and a flexible layout, making it ideal for retail, restaurant, or professional office uses. The open-concept design allows tenants to customize the build-out to suit branding, operational flow, and customer experience. Key Benefits of Leasing This Property: Prime Corner Exposure: High-traffic intersection delivers maximum visibility and brand awareness. Modern Construction: Contemporary finishes reduce upfront fit-out costs and support a polished customer-facing presence. Flexible Use: Adaptable space suitable for a wide range of business types. Excellent Accessibility: Quick connections to major arterial routes, including Whitemud Drive and Anthony Henday Drive, ensure efficient access for customers, staff, and suppliers. Convenient Access: Exclusive right-turn-in entry from 50 Street enhances ease of entry and improves traffic flow. Growth-Oriented Location: Positioned in a well-established, high-demand commercial area supporting long-term business success. This is a rare leasing opportunity to secure a modern, high-visibility retail bay in a strategic southeast Edmonton location—ideal for businesses seeking exposure, accessibility, and long-term value. (id:6769)

Listing Presented By:



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