



<b>Zoning:</b>	Site Specific Development Control Zone (DC2)
<b>Available Space:</b>	1,046 sq. ft.
<b>Estimated Op. Costs (2026):</b>	\$24.75/sq.ft.
<b>Rental Rate:</b>	\$33.00/sq.ft. Net

**For more information, please contact:**

**New Ave Property Management Corp.**

**Mike Lachman, Associate**

Email: [mike@newavepmc.ca](mailto:mike@newavepmc.ca)





Cell: 780 - 554 - 8547

**Truda Lachman, Broker**

Email: [truda@newavepmc.ca](mailto:truda@newavepmc.ca)

Cell: 780 - 777 - 3973

**Property Highlights**

-  Prime Retail opportunity in a high traffic area.
-  Ample on-site parking for customers and staff.
-  Convenient access to major arterial routes such as Whitemud Drive and 50<sup>th</sup> Street.
-  Surrounded by a dense residential population.

# ADDITIONAL INFORMATION

**Jackson Heights**  
4345 50 Street  
Edmonton, AB T6L 7E8

**Legal Address :** Plan 9123322 Block 1 Lot 56

---

**Municipal Address :** 4345 50 Street

---

**Zoning :** Site Specific Development Control Zone (DC2)

---

**Available Space :** 1,046/sq.ft.

---

**Rental Rate :** \$33.00/sq.ft. NET

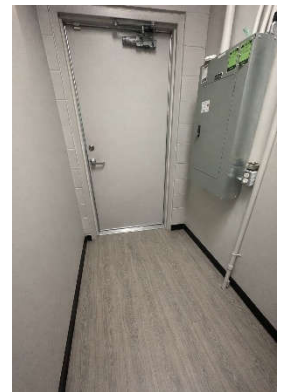
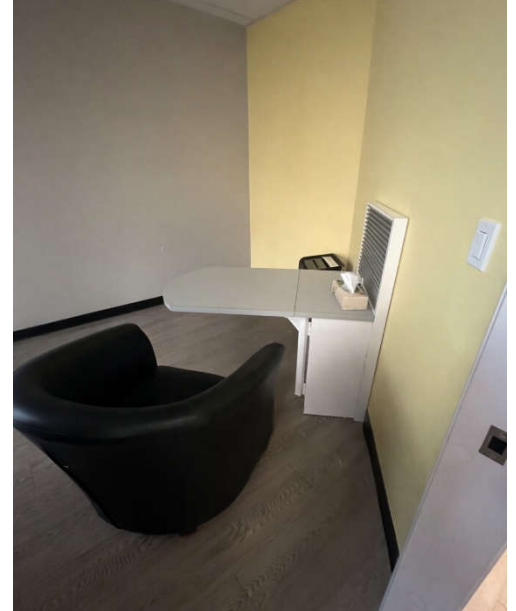
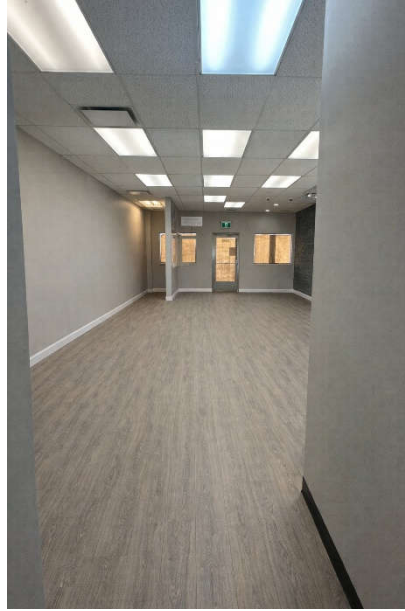
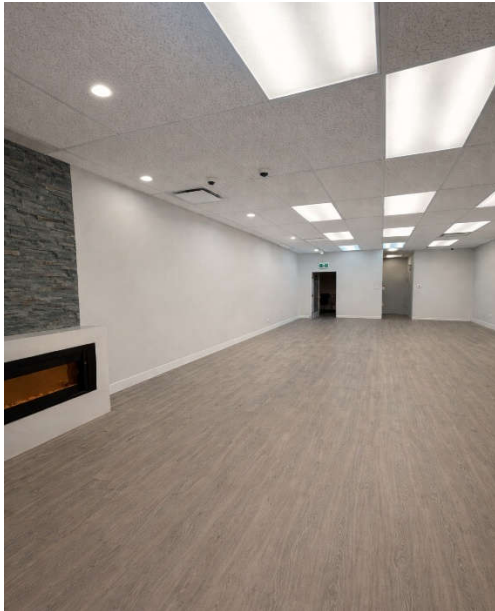
---

**Op. Cost Estimate (2026):** \$24.75/sq.ft.

---

**Availability :** Immediate

---

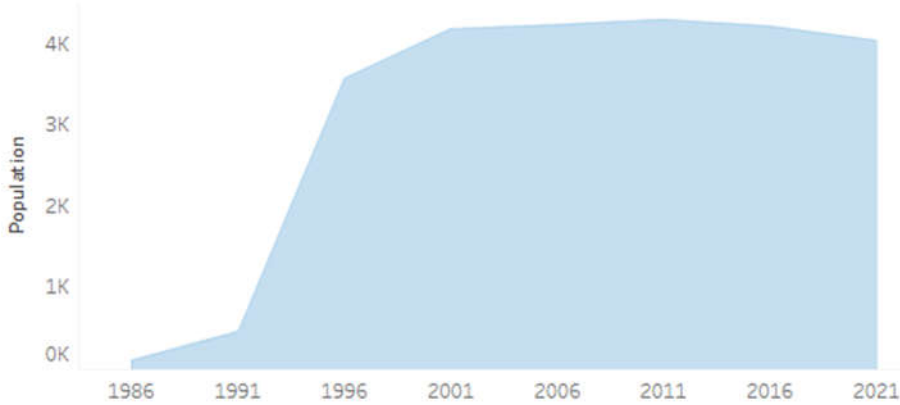


# SPACE PLAN & DEMOGRAPHICS

**Jackson Heights**  
 4345 50 Street  
 Edmonton, AB T6L 7E8

Federal Census 2021 - JACKSON HEIGHTS

Neighbourhood

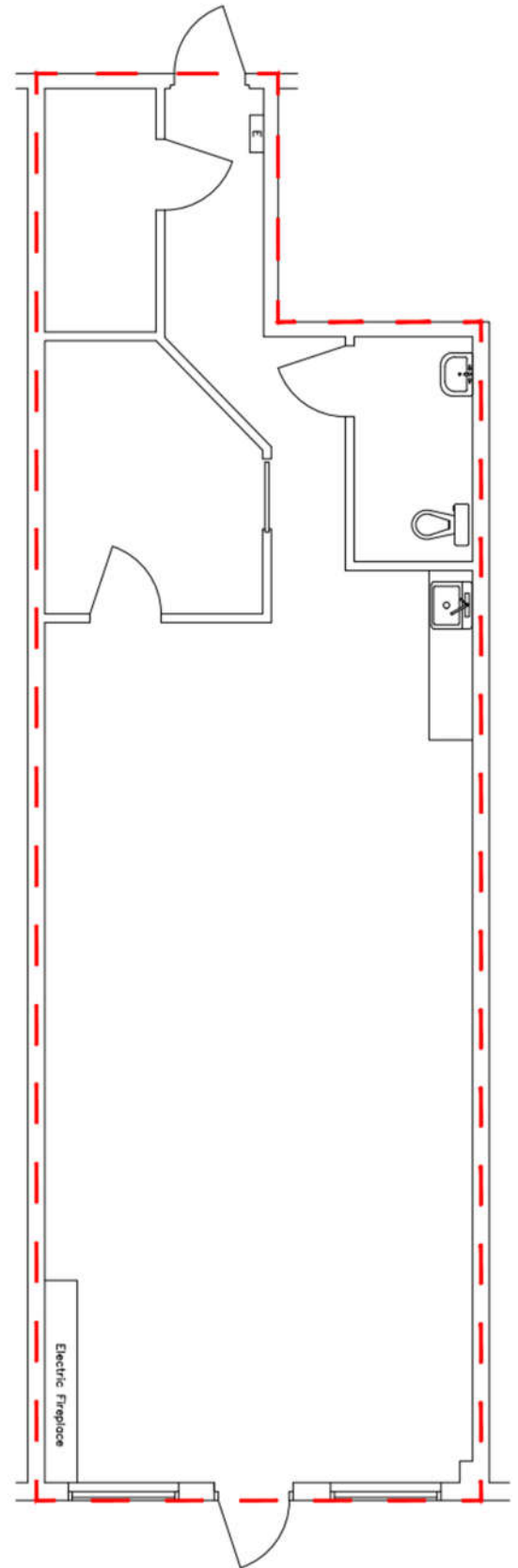


Note: Fluctuations at the neighbourhood level are possible due to rounding and shifts in neighbourhood boundaries over time

Working Age : 25 to 54 years 35.9% (1,455) City Rate: 44.7%	Pre-retirement : 55 to 64 years 15.9% (645) City Rate: 11.7%	Youth : 15 to 24 years 15.4% (625) City Rate: 12.1%
Seniors : 65 years and over 18.5% (750) City Rate: 13.0%	Children : 0 to 14 years 14.3% (580) City Rate: 18.5%	

**Traffic Volume Info** 50<sup>th</sup> Street North of 44 Avenue

Year	2024
Traffic Volume per day	26977
Street Name	
Street Description	50 Street North of 44 Avenue



# CONTACT US



**Mike Lachman, Associate, Property Manager**

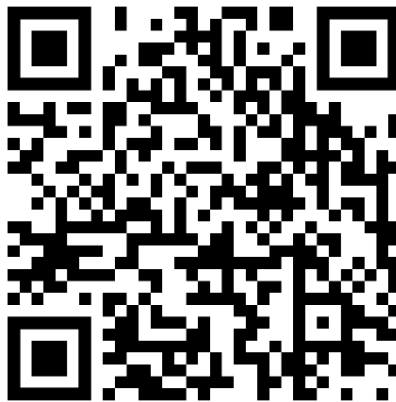
Email: [mike@newavepmc.ca](mailto:mike@newavepmc.ca)

Cell: 780 – 554 - 8547

**Truda Lachman, Broker**

Email: [truda@newavepmc.ca](mailto:truda@newavepmc.ca)

Cell: 780 – 777 - 3973



Scan to Explore all New Ave's  
Leasing Opportunities