

# \$0 - 2991 50 Ave, Edmonton

MLS® #E4415502

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton,  
AB

Welcome to HP Business Centre, located on Whitemud drive with a high vehicle traffic and visibility for businesses. This unit is 1650 sq ft with an option to add Mezz of 485 sq ft making it 2135 sq ft with 22ft ceiling height accommodating multiple uses for the Business owners or Tenants. This location is one of the primary corridors for Southeast Edmonton with easy access Whitemud drive, Anthony Henday Drive and entire dense commercial and residential in the area . Strategically located in one of Edmonton's FASTEST GROWING communities making this an excellent location for Retail / Medical or Health Services/ Professional / Office- Accounting, Dispatch, Real Estate, Lawyer, Insurance, Call Centre/Day care/Music or Dance School/Tuition schools/Crematorium/Banquet Hall/Indoor play area/ Trampoline park/Indoor Golf simulation/Brewery or any use under BE Zoning. use. Site features high exposure pylon signage and ample on-site parking. Great location with tons of opportunity for business owners and Investors.

Built in 2024

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4415502 |
| Bathrooms | 0.00     |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2024   |
| Type       | Office |
| Status     | Active |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 2991 50 Ave                     |
| Area        | Edmonton                        |
| Subdivision | Southeast Industrial (Edmonton) |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T6T 1L5                         |

### **Exterior**

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 6th, 2024 |
| Days on Market | 98                 |
| Zoning         | Zone 42            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 14th, 2025 at 7:02am MDT