

## \$699,800 - 2971 50 Ave, Edmonton

MLS® #E4435055

**\$699,800**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton,  
AB

FOR SALE/FOR LEASE!! Welcome to HP Business Centre, located on Whitemud drive with a high vehicle traffic and visibility for businesses. This unit is 1268 sq ft 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.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435055  |
| Price      | \$699,800 |
| Lease Rate | \$38      |
| Bathrooms  | 0.00      |



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2025   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2971 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    | May 7th, 2025 |
| Days on Market | 165           |
| Zoning         | Zone 42       |

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Listing information last updated on October 19th, 2025 at 3:02pm MDT