

## \$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
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	90
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 August 5th, 2025 at 7:17am MDT