



CAPILANO CENTRE

9945 50 Street NW
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area:	89,301 sf
2023 Operating Costs:	Office: \$14.28 Retail: \$11.57
Floors:	5
Floor Plate:	17,200 sf
Year Built	1970
Parking Ratio:	2:1,000

***Ideally situated
with great access to
southeast Edmonton
and Sherwood Park***



Situated on a primary
arterial road



Onsite building
management



Extensive building
modernization in 2013



15 minutes to
downtown Edmonton



Shaw High Speed Fibre
Internet

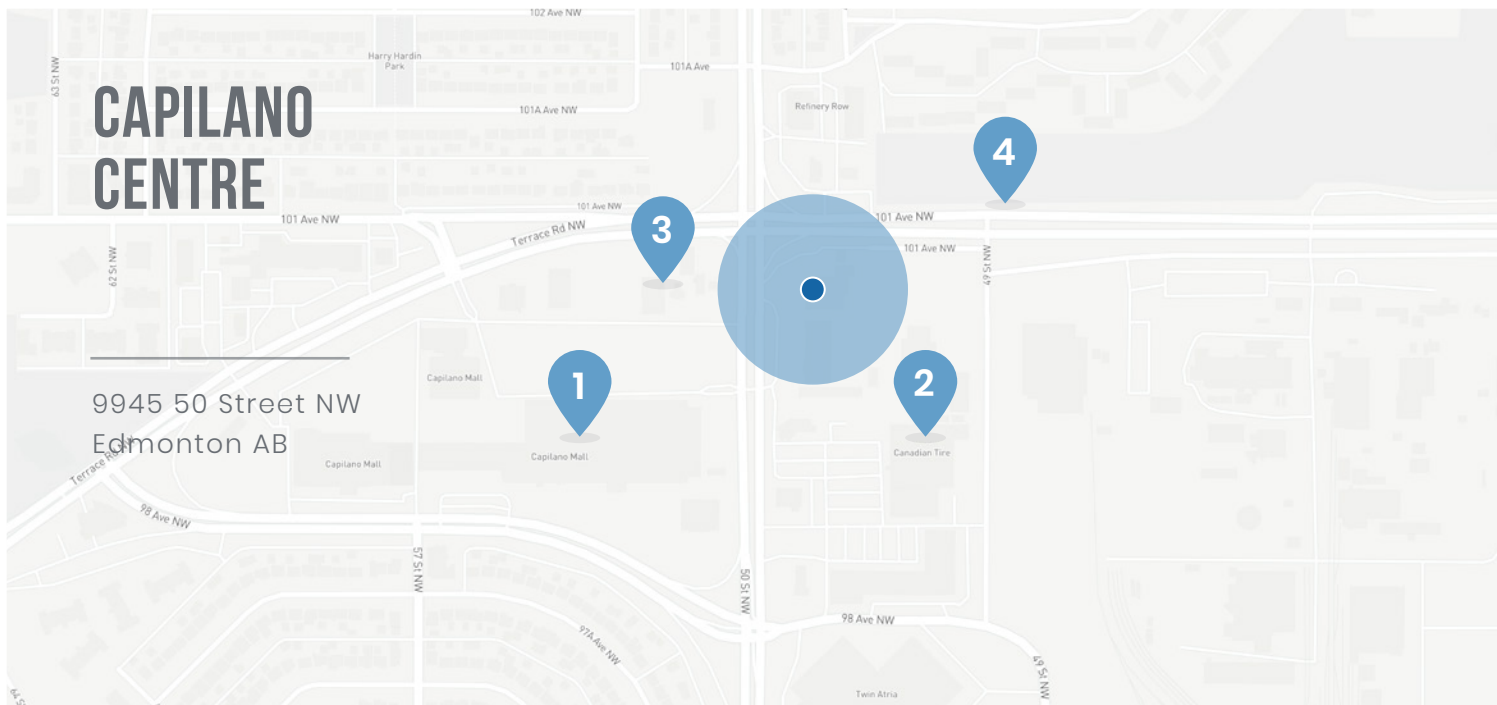
MELCOR

CONTACT

Charnpreet Bhullar
+1.780.945.4695
cbhullar@melcor.ca



@melcordev
melcorspace.ca



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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. Capilano Mall
2. Canadian Tire
3. Esso
4. Baseline Road

MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



All retail and restaurant services nearby.

DRIVING TIMES:

Downtown	11 minutes
Edmonton International Airport	30 minutes

melcor.ca/capilano



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