



Real Estate
Developments



EVER @
ELLERSLIE

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER @ ELLERSLIE

10606 Ellerslie Road, Edmonton

Retail &
Professional
Fully Leased



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Neighborhood Convenience

EVER @ Ellerslie is a convenience-oriented retail centre on Ellerslie Road.

- Prominent location on Ellerslie Road, minutes from Calgary Trail/Gateway Boulevard and Anthony Henday Drive
- Frontage and access on Ellerslie Road, seeing an average 32,000 VPD (2018)
- Situated in the affluent Ellerslie community with higher than average household income
- Backs onto residential neighbourhood with walking trails connecting to the retail centre
- Building and pylon signage opportunities



Demographics (2018)



POPULATION

1KM	3KM	5KM
4,627	46,881	77,954



AVERAGE INCOME

1KM	3KM	5KM
\$133,000	\$120,615	\$110,708



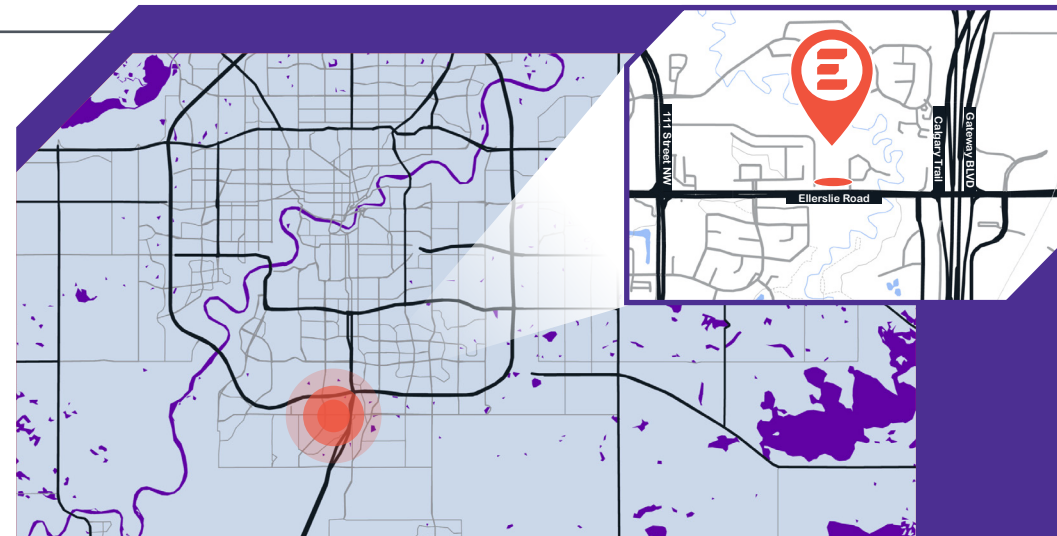
HOUSEHOLDS

1KM	3KM	5KM
1,622	15,632	26,719



VEHICLES PER DAY (2018)

ELLERSLIE ROAD	CALGARY TRAIL	GATEWAY BLVD
32,000 VPD	41,300 VPD	40,900 VPD



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LEGAL DESCRIPTION

Plan 8121064: Lot 1 & 2

LEASE RATE

Market

ZONING

CN - Neighbourhood Commercial

SITE AREA

2.22 Acres

PARKING

Surface 107 stalls

POSSESSION

Immediate

TOTAL BUILD

22,877 SF +/-

OP COSTS

\$15.04 +/- PSF (inc. p.tax) 2024

TI

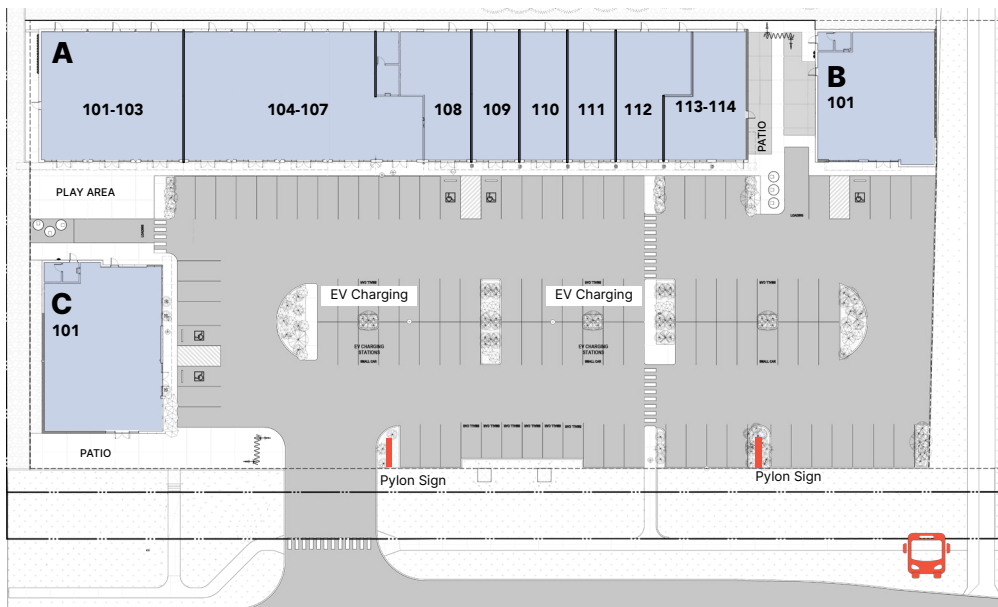
Negotiable

SITE PLAN

SITE PLAN HIGHLIGHTS

- 2 pylon signs on Ellerslie Road
- Bicycle stalls and great site walkability
- EV charging stations

FOR LEASE LEASED PENDING



Ellerslie Road



BUILDING A

Main level CRUs

- 101-103 GR8 START ACADEMY
- 104-107 QURELY MEDICAL CLINIC & PHARMACY
- 108 ELLERSLIE PHYSIOTHERAPY & WELLNESS
- 109 MYA NAILS STUDIO
- 110 AROMA BEAUTY SPA
- 111 SAPPHIRE SOUTH INDIAN KITCHEN
- 112 MILLCREEK PIZZA
- 113-114 WAYBACK BURGERS

BUILDING B

Standalone Building

- 101 BRITISH SWIM SCHOOL OF EDMONTON

BUILDING C

Standalone Restaurant

- 101 FATIMA KARAHİ CORNER



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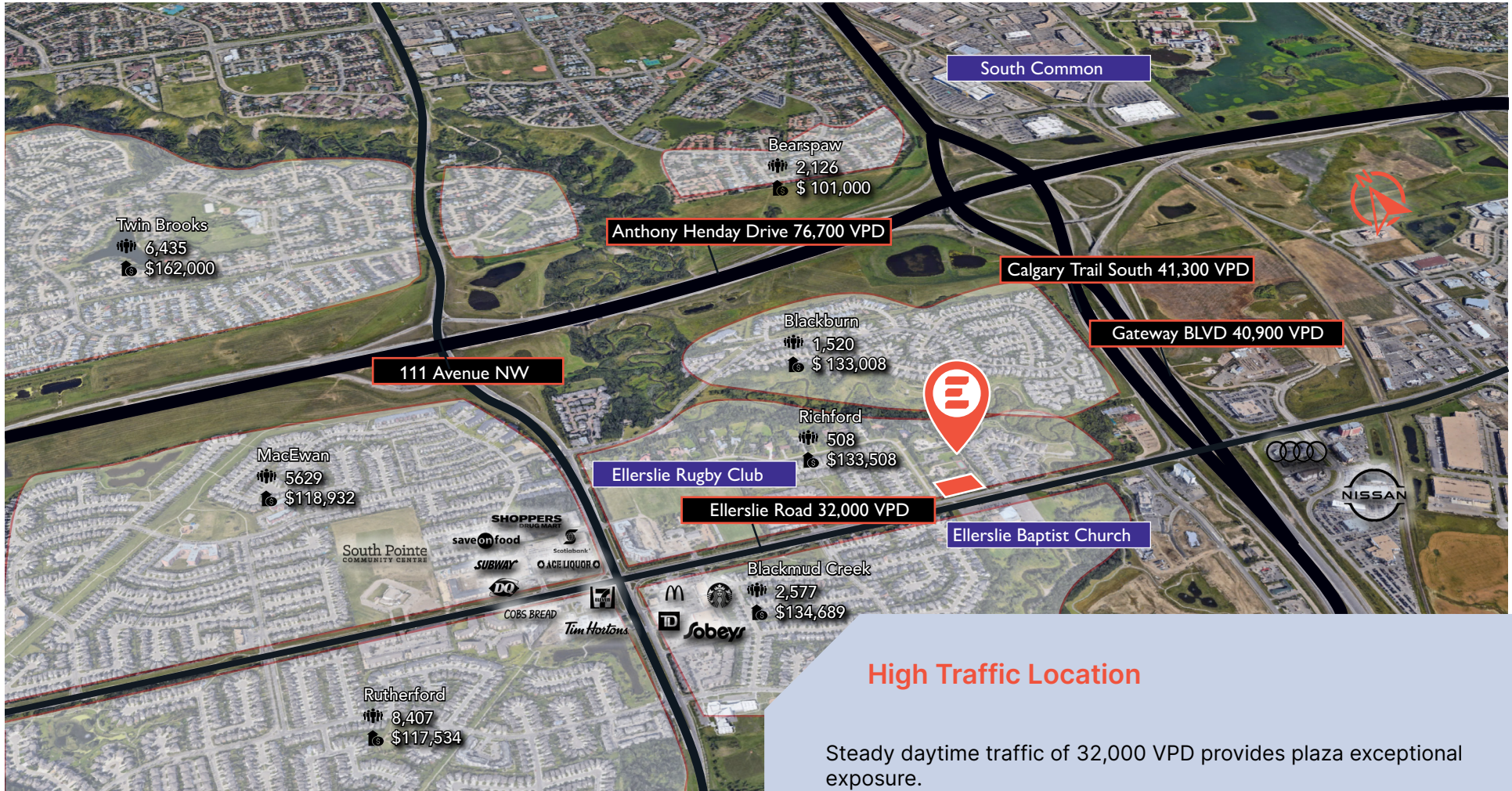
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High Traffic Location

Steady daytime traffic of 32,000 VPD provides plaza exceptional exposure.

Conveniently near Edmonton's south vehicular and retail corridors; the location is accessible for clients, patients, and customers to visit.

Retail Area with High Consumer Spending

Surrounding residential communities maintain a higher than Edmonton's average (\$93,600) household income.

Area attracts retail traffic to South Edmonton Common Mall and nearby auto dealerships area with Nissan, Audi, Volvo, Volkswagen.

Hospitality groups along the QEII support the trade area as well.