



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**ONE UNIT
REMAINING**

EVER @ ELLERSLIE

10606 Ellerslie Road, Edmonton

Retail &
Professional
Lease



Real Estate
Developments



EVER @ ELLERSLIE

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BIRDEYE VIEW
Full Development

Neighborhood Convenience Retail Centre

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
- **ONE UNIT REMAINING**

Demographics (2018)



POPULATION

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



AVERAGE INCOME

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



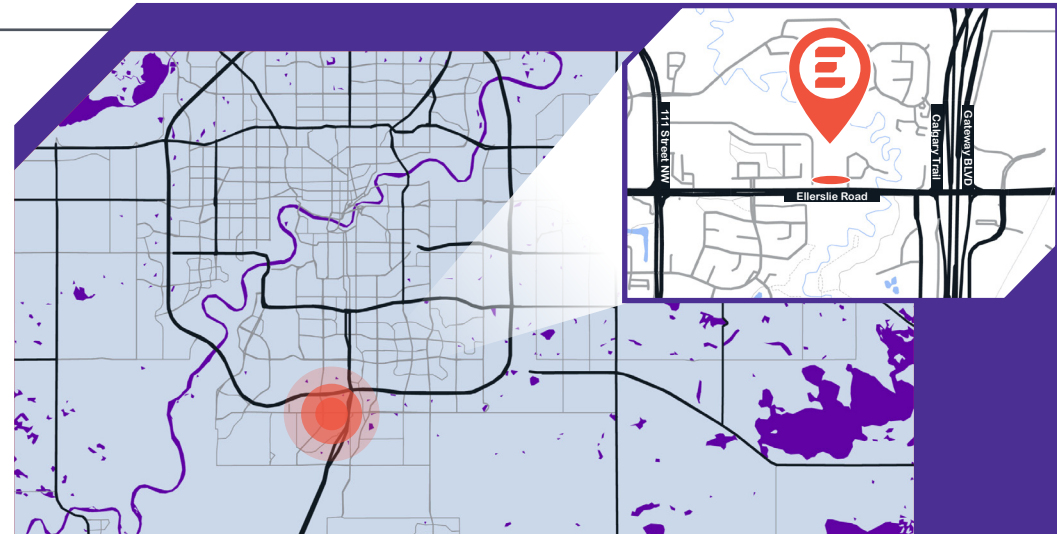
HOUSEHOLDS

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



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

\$14.48 +/- PSF (inc. p.tax) 2024

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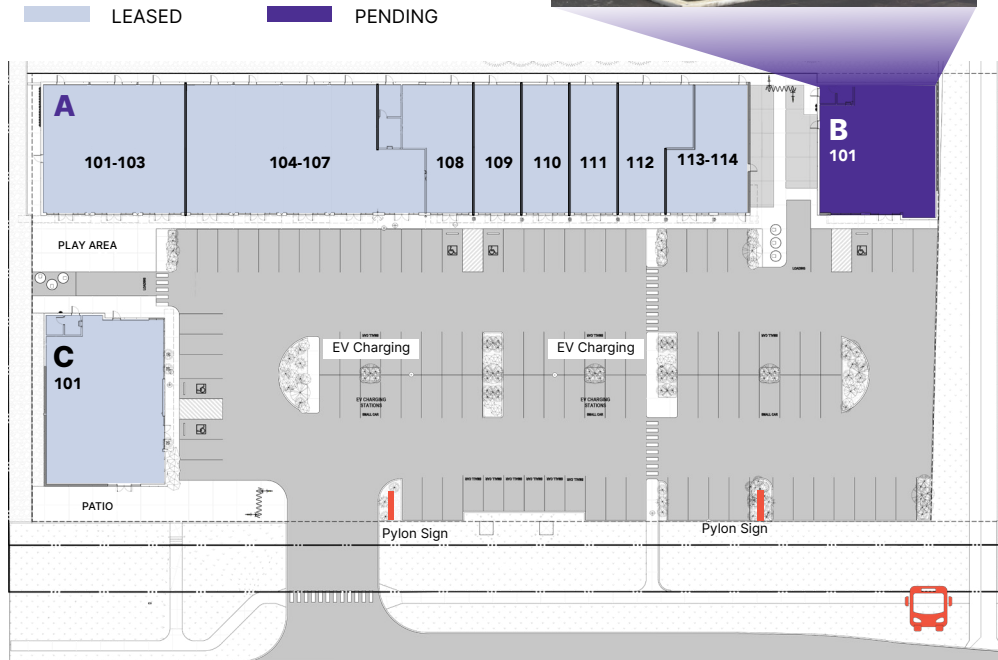
Negotiable

SITE PLAN



SITE PLAN HIGHLIGHTS

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



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** PENDING (2,818 SF ±)

BUILDING C

Standalone Restaurant

- 101** FATIMA KARAHİ CORNER



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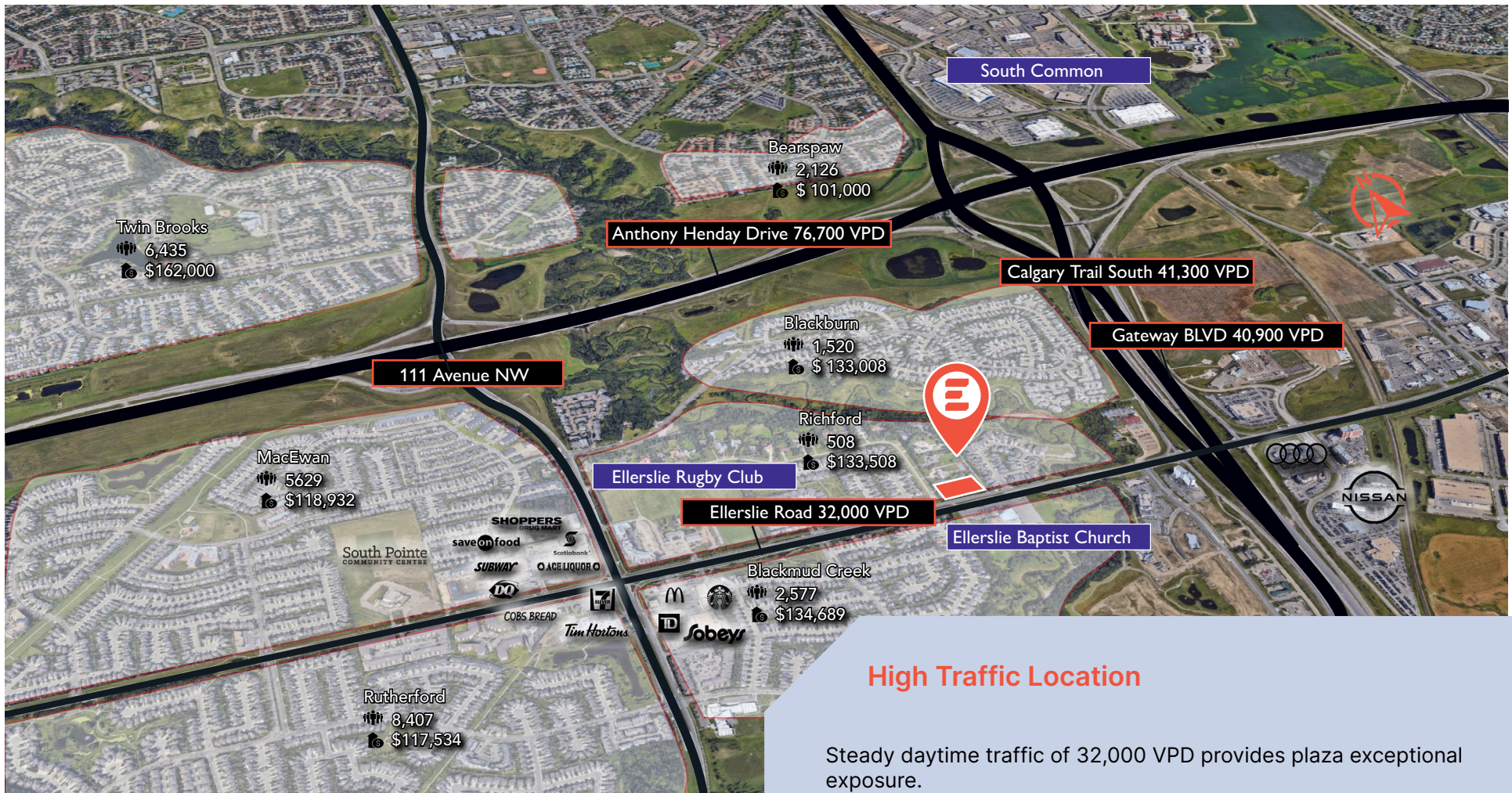


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Retail Area with High Consumer Spending

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.

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.