



Real Estate  
Developments



EVER @  
ELLERSLIE

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION



**EVER at ELLERSLIE**

741-107 Street SW Edmonton, AB



Retail &  
Professional  
For Pre-Lease  
Q4 2022

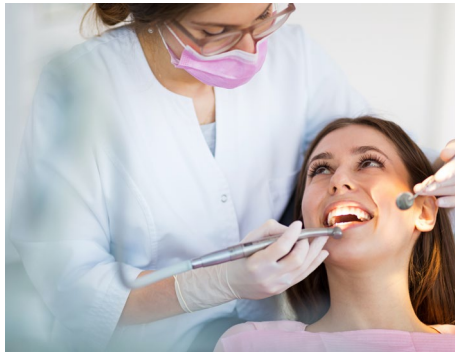


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# EVER at ELLERSLIE

10606 Ellerslie Road, Edmonton



## Convenient Retail Centre with Gas Bar & Drive-Thru

EVER @ Ellerslie is a convenience-oriented retail centre off Ellerslie Road. Designated uses include a drive-thru or restaurant, gas bar with convenience, and second-floor daycare with a rooftop playground. Main floor CRUs are ideal for personal and professional service providers, retail convenience, medical users, and restaurants.

- Prominent location off Ellerslie road, minutes from Calgary Trail/Gateway Blvd, and Anthony Henday Drive.
- Frontage and access on Ellerslie Road, seeing an average 32,000 VPD (2018)
- Pad ideal for a drive-thru or standalone restaurant
- Second floor daycare includes a partially covered roof top play area
- 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
- Turn-key options are available
- Units starting at 835 SF +/-

## Demographics (2018)



### POPULATION

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



### AVERAGE INCOME

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



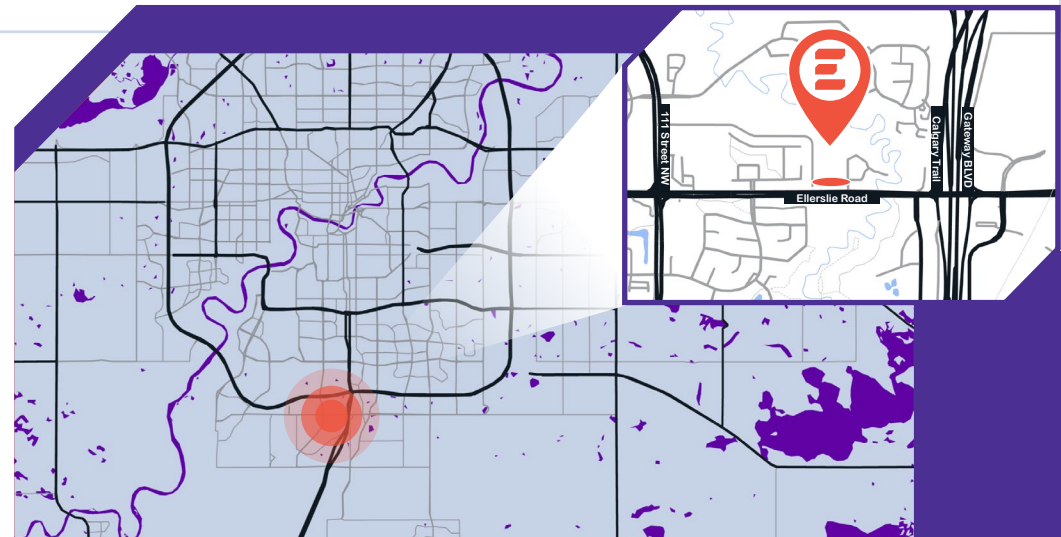
### HOUSEHOLDS

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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#### BUILDING A

Main Floor CRU with Second Floor Daycare



#### BUILDING B

Convenience with Gas Bar

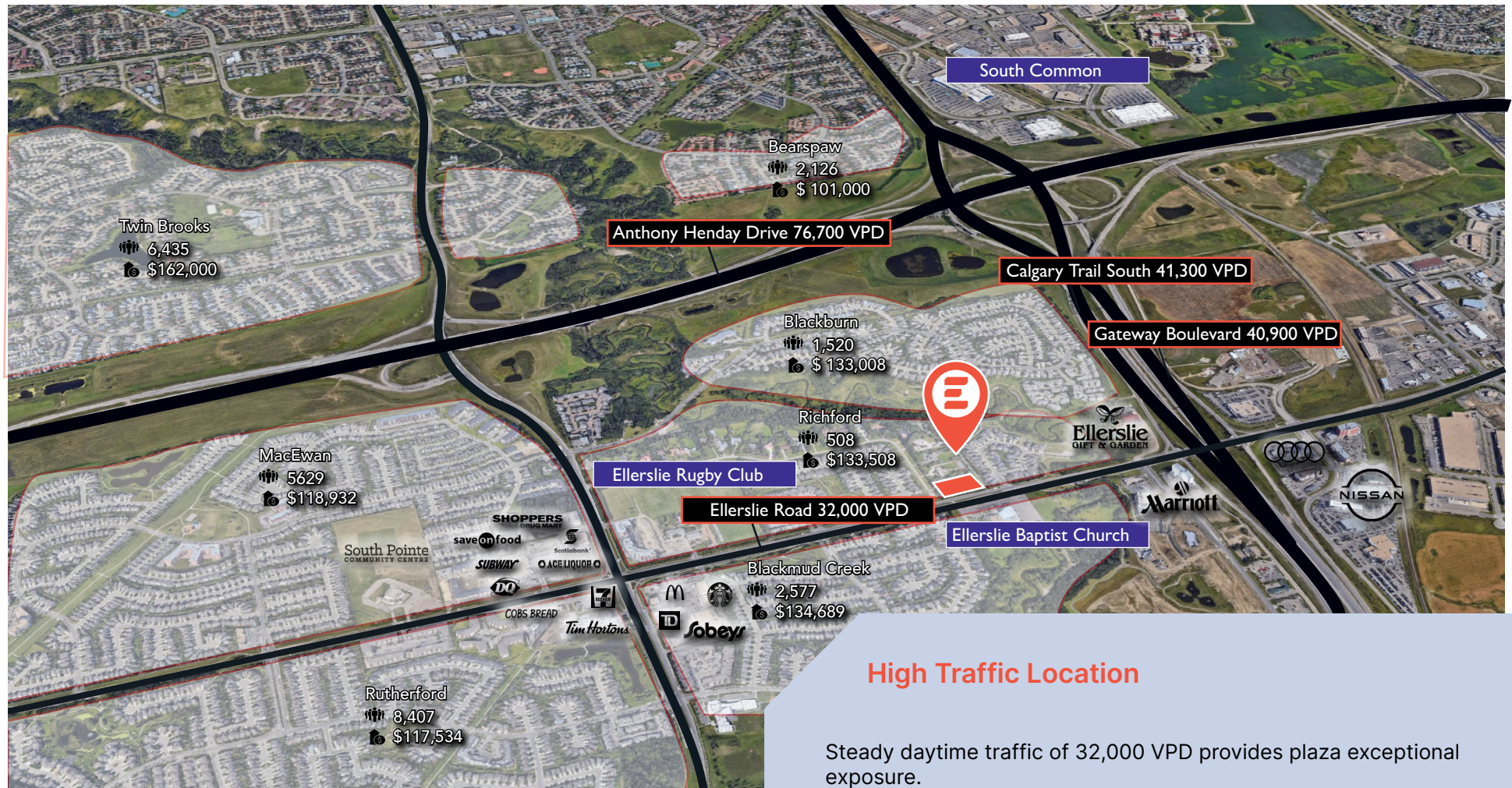


#### BUILDING C

Pad with Drive-thru







### 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 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



**LEGAL DESCRIPTION**

Lot 2; Plan 8121064

**LEASE RATE**

Market

**PROPOSED ZONING**

CBI - Low Intensity Business

**SITE AREA**

2.02 Acres

**PARKING**

Surface 89 stalls (est.)

**POSSESSION**

Q1 2023

**TOTAL SIZE**

25,565 SF +/-

**OP COSTS**

TBD

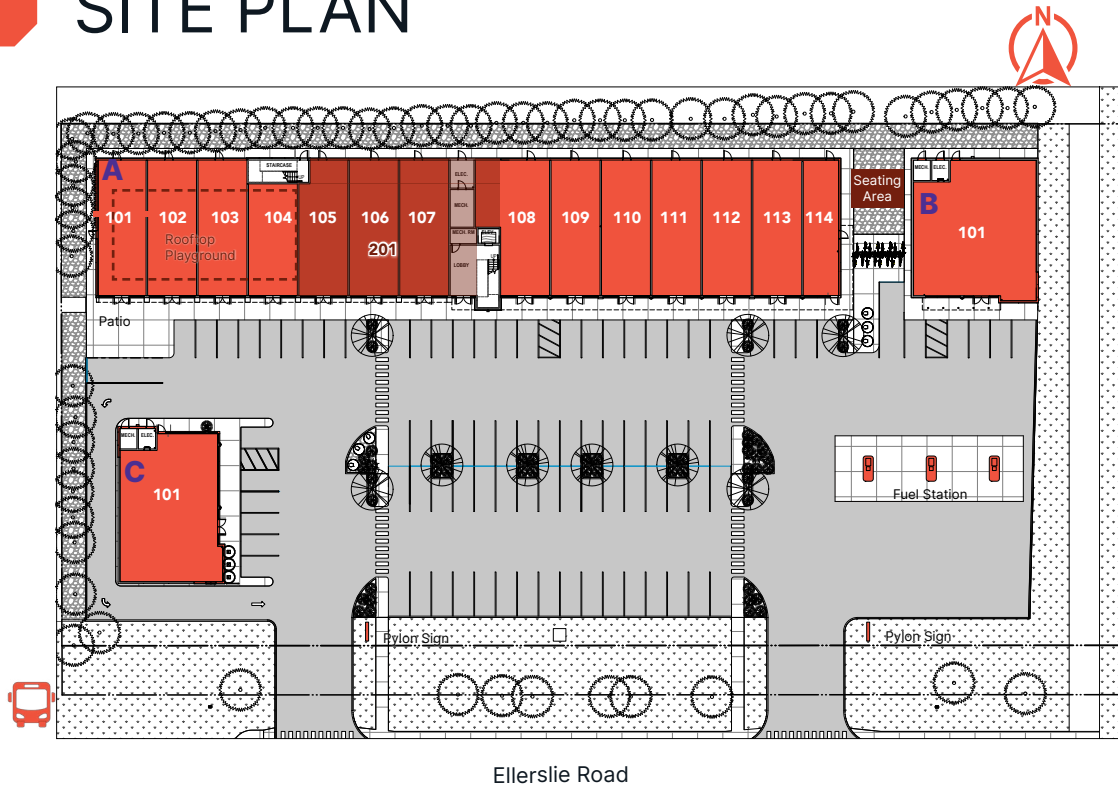
**TI**

Negotiable

**UNIT SIZES**

Starting at 835 SF +/-

## SITE PLAN



## SITE PLAN HIGHLIGHTS

- 89 surface parking stalls (est.)
- Pylon signage on Ellerslie Road
- Common seating area for site patrons
- Bicycle stalls and great site walkability

### BUILDING A

Main level CRUs

101	912 SF ±
102	1,104 SF ±
103	1,107 SF ±
104	912 SF ±
105	1,064 SF ±
106	1,104 SF ±
107	1,121 SF ±
108	1,396 SF ±
109	1,101 SF ±
110	1,101 SF ±
111	1,101 SF ±
112	1,101 SF ±
113	1,101 SF ±
114	835 SF ±

### BUILDING B

Convenience with 3 island gas bar

101	2,679 SF ±
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### BUILDING C

Drive-thru OR stand alone restaurant

101	2,337 SF ±
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### Level 2

Daycare with outdoor play

201	4,074 SF ±
201 (play area)	2,213 SF ±

Please note that development plans are subject to change and site design is currently underway.

Please contact us for details and turn-key solutions.

EE 21.12.07



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