

FULLY LEASED ELLERSLIE POINTE

9526 ELLERSLIE ROAD, EDMONTON, AB



► 1,249 - 2,547 SF
DEMISABLE OPTIONS

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OPPORTUNITY

Ellerslie Pointe provides new and existing businesses an excellent opportunity to lease in the Southeast Ellerslie area. The available office spaces feature trendy layouts with stylish interior fixturing and modern sliding doors.

HIGHLIGHTS

- 1,249 - 2,547 SF Retail/office bays available for lease with the option to demise
- Established shopping centre with engaging landscapes
- Well-known tenants located within the shopping centre including Starbucks, Rexall, Mr. Lube and Canadian Brewhouse
- Excellent exposure to over 26,400 vehicles per day along Ellerslie Road and Parsons Road
- Accessible from Anthony Henday Drive, QE II Highway, Gateway Boulevard and 91 Street



Click the icon
for a 360° tour of
unit 9526
(2,547 SF)

AREA + STATS / ELLERSLIE POINTE

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Ellerslie Pointe is an established shopping centre in Ellerslie, the Southeast neighbourhood of Edmonton. Benefiting from its positioning along Parsons Road and Ellerslie Road, the spaces in Ellerslie Pointe receive ample exposure and is easily accessible from Highway 2. The strong area demographics along with a healthy mix of co-tenants attracts customers to Ellerslie Pointe as a destination location.

QE II Highway 3 minutes

South Edmonton Common 5 minutes

Century Park 10 minutes

Whyte Avenue 15 minutes



26,400

vehicles
per day



EXPOSURE

Along Ellerslie Road
& Parsons Road



PARKING

ample on-site
surface stalls



TRANSIT

in close
proximity



\$131,856

household income
average within 3 km



50,015

population
within 3 km



MAIN FLOOR

commercial
retail space



DETAILS + SITE MAP / ELLERSLIE POINTE

9526 ELLERSLIE ROAD, EDMONTON, AB

Municipal Address: 9526 Ellerslie Road, Edmonton

Legal Description: Plan 0626978, Block 1, Lot 10

Zoning: CSC - Shopping Centre Zone

Parking: Ample on-site surface stalls

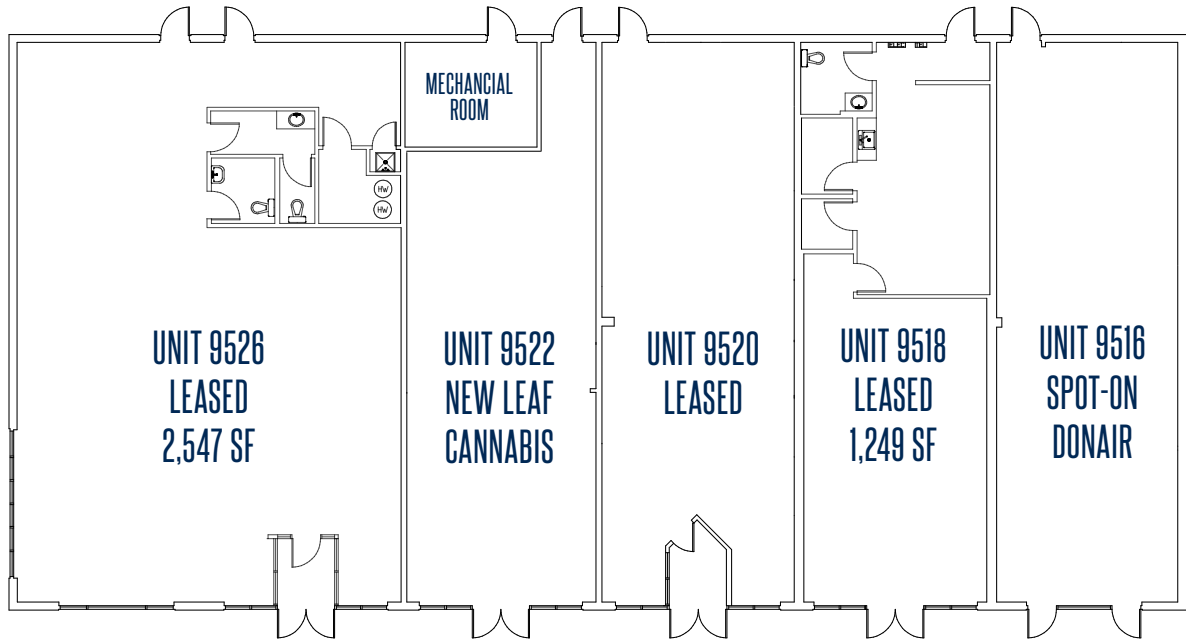
Available Space: Unit 9518: 1,249
Unit 9526: 2,547 SF (demisable)

Availability: Leased

Lease Rate: Market

Operating Costs: \$20.50/SF

FLOOR PLAN





Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
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