



# ELLERSLIE POINTE

9516 ELLERSLIE ROAD  
EDMONTON, AB

▶ **1,279 SF**  
TURN KEY RESTAURANT

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## OPPORTUNITY

Ellerslie Pointe provides new and existing businesses an excellent opportunity to lease in the Southeast Ellerslie area. Positioned in the vibrant Ellerslie Pointe shopping centre, this end unit offers businesses a prime leasing opportunity in Southeast Edmonton. The space benefits from excellent visibility along Ellerslie Road and Parsons Road, with exposure to over 26,400 vehicles daily. A strong tenant mix including Starbucks, Rexall, Mr. Lube and Canadian Brewhouse creates a destination environment that drives consistent customer traffic. Convenient access from Anthony Henday Drive, QE II Highway, Gateway Boulevard and 91 Street makes this location ideal for attracting both local and commuter traffic.

## HIGHLIGHTS

- 1,279 SF turnkey restaurant available for lease
- 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

# AREA + STATS / ELLERSLIE POINTE

9526 ELLERSLIE ROAD, EDMONTON, AB

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



**48,176**  
vehicles  
per day



**EXPOSURE**  
Along Ellerslie Road  
& Parsons Road



**PARKING**  
ample on-site  
surface stalls



**TRANSIT**  
in close  
proximity



**\$152,718**  
household income  
average within 3 km



**62,146**  
population  
within 3 km



**MAIN FLOOR**  
commercial  
retail space



# DETAILS + SITE MAP / ELLERSLIE POINTE

9526 ELLERSLIE ROAD, EDMONTON, AB

Municipal Address: 9516 Ellerslie Road, Edmonton

Legal Description: Plan 0626978, Block 1, Lot 10

Zoning: CSC - Shopping Centre Zone

Parking: Ample on-site surface stalls

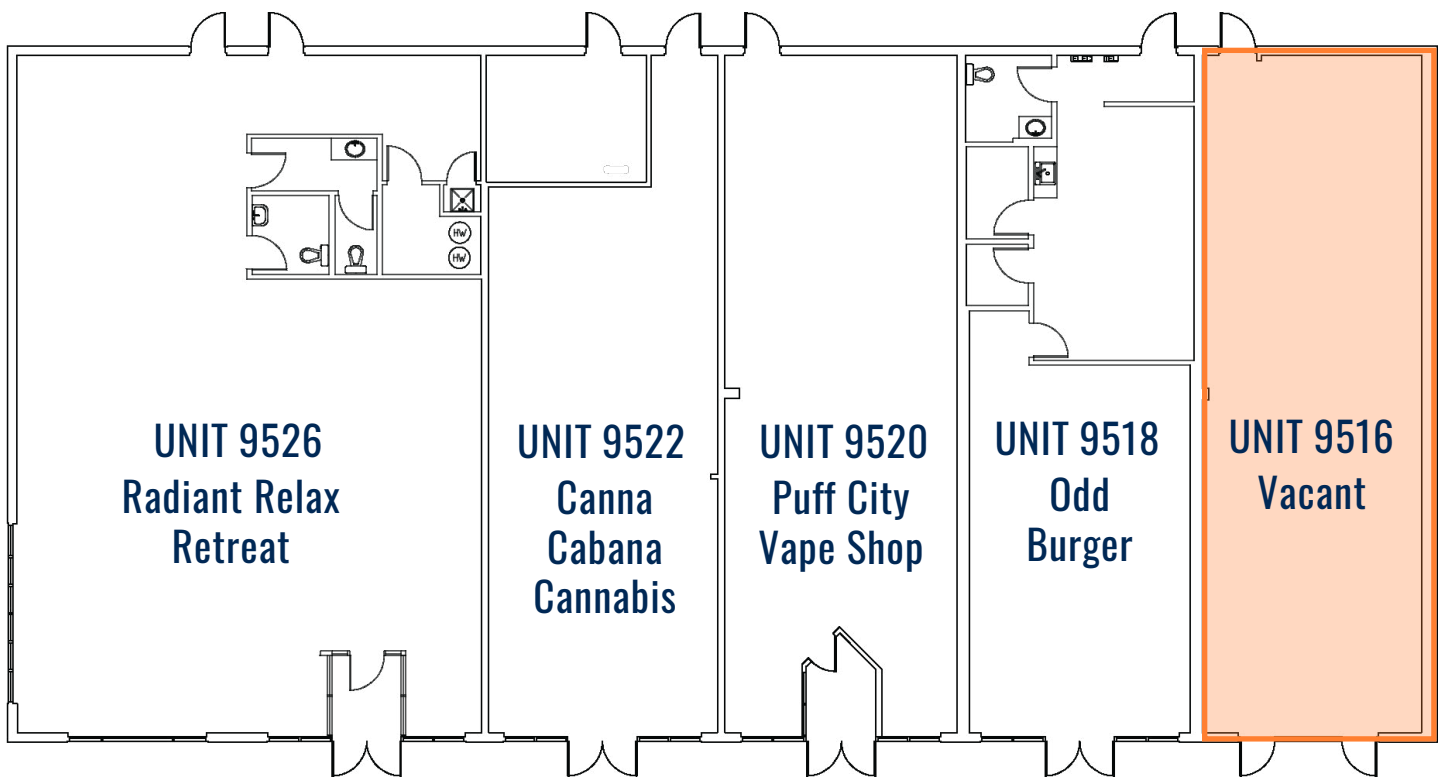
Available Space: Unit 9516: 1,279 SF

Availability: Immediately

Lease Rate: Market

Operating Costs: TBD

## FLOOR PLAN





# Marcus & Millichap

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