



▶ 1,249 SF & 2,528 SF

▶ **Mike Hoffert**

Mike.Hoffert@
MarcusMillichap.com
+1 (587) 756 1550

Casey McClelland

Casey.McClelland@
MarcusMillichap.com
+1 (587) 756 1560

Kevin Glass

Kevin.Glass@
MarcusMillichap.com
+1 (587) 756 1570

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

- 1,249 SF & 2,528 SF units available for lease; contiguous option available
- 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

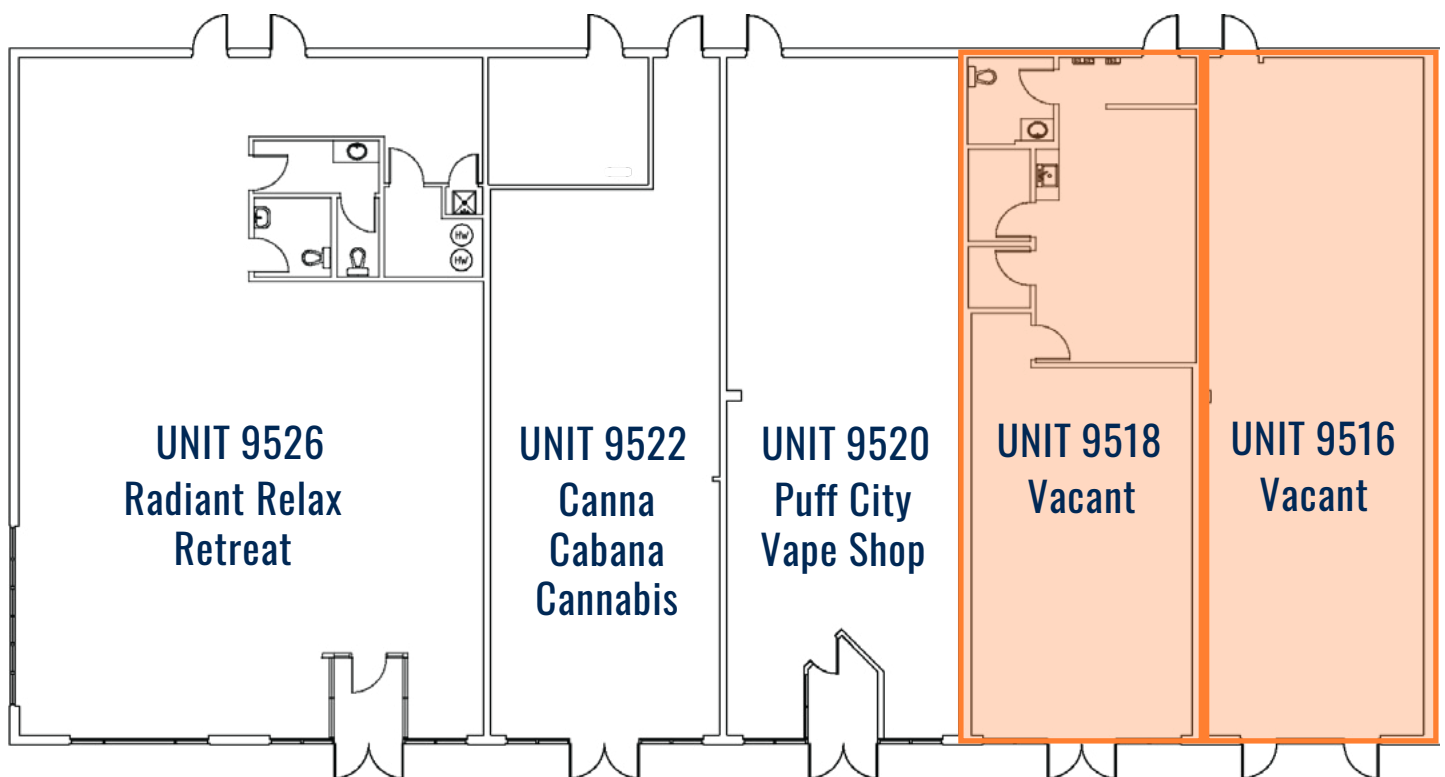
Available Space: Unit 9516: 1,279 SF | Unit 9518: 1,249 SF

Availability: Immediately

Lease Rate: Market

Operating Costs: TBD

FLOOR PLAN





Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Casey McClelland / Senior Managing Director
Casey.McClelland@
MarcusMillichap.com
+1 (587) 756 1560

Kevin Glass / Director
Kevin.Glass@
MarcusMillichap.com
+1 (587) 756 1570

Mike Hoffert / Director
Mike.Hoffert@
MarcusMillichap.com
+1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted

any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.