

URBAN VILLAGE

BY  **ALLIANCE MJ**
DEVELOPMENTS



RETAIL, MEDICAL, AND OFFICE OPPORTUNITIES

111 Street & Ellerslie Road, Edmonton, AB

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**AVISON
YOUNG**

URBAN VILLAGE

Edmonton's Next Landmark Destination

Urban Village by Alliance MJ Developments is a transformative 25-acre mixed-use community at the only undeveloped corner of 111 Street and Ellerslie Road, one of South Edmonton's busiest intersections. This vibrant project will feature over 1,900 modern apartment units and 150,000 square feet of prime commercial space, creating a dynamic hub for living, shopping, and leisure.

With 111 Street seeing 32,000 vehicles per day and Ellerslie Road attracting 28,000 vehicles per day, Urban Village offers unmatched visibility and accessibility. Located just minutes from Anthony Henday Drive and Calgary Trail, in one of Edmonton's fastest-growing trade areas, this development is perfectly positioned to meet the demand for convenience, connectivity, and lifestyle.

1,900
residential units

150,000
sf commercial

436
parking stalls



SITE PLAN

- Future Retail
- Future Townhomes
- Future Multifamily
- Exisiting Multifamily

PHASE 1

- CRU 1**

Bay 101

2,700 SF
+ drive-thru
- Bays 102-109

1,200 - 7,650 SF

- CRU 2**

Bay 202

3,000 SF
- Bay 203

4,000 SF (pending)

PHASE 2

- CRU 3 (Medical/Office)**

Main Floor:

1,300 to 13,000 SF
- Second Floor:

Up to 13,000 F

- CRU 4 (Medical/Office)**

Main Floor:

1,300 to 13,000 SF
+ outdoor play area
- Second Floor:

Up to 13,000 F

- CRU 5**

1,100 to 7,500 SF

- CRU 6**

Anchor opportunity

15,539 SF



ZONING

Direct Control District (DC2)



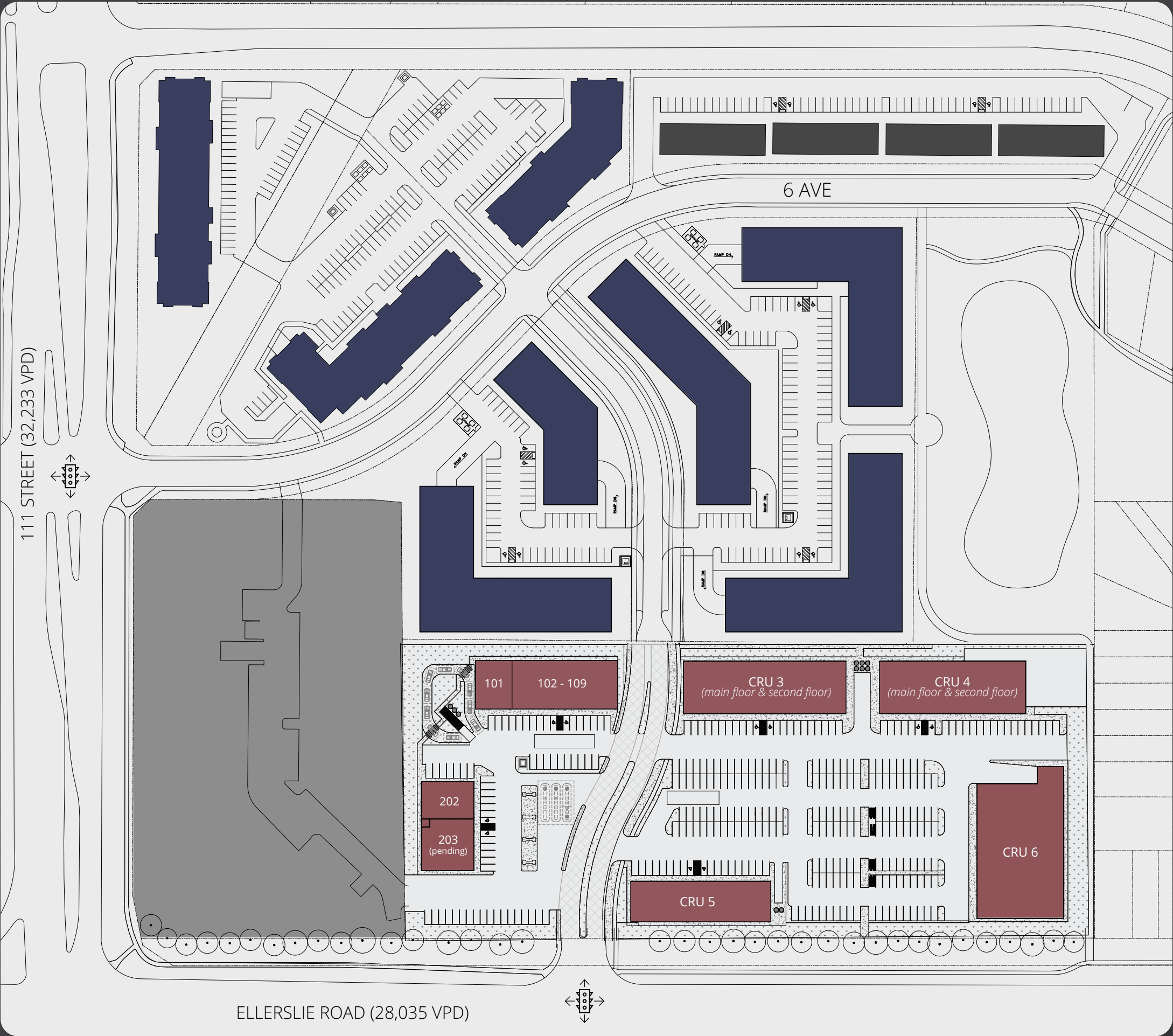
TIMING

Late 2027 / Early 2028



ASKING RENT

Market



LOCATION OVERVIEW

Population (2025 Estimate)

9,674	49,908	142,370
1 km	3 km	5 km

Est. Population Growth (2025 - 2029)

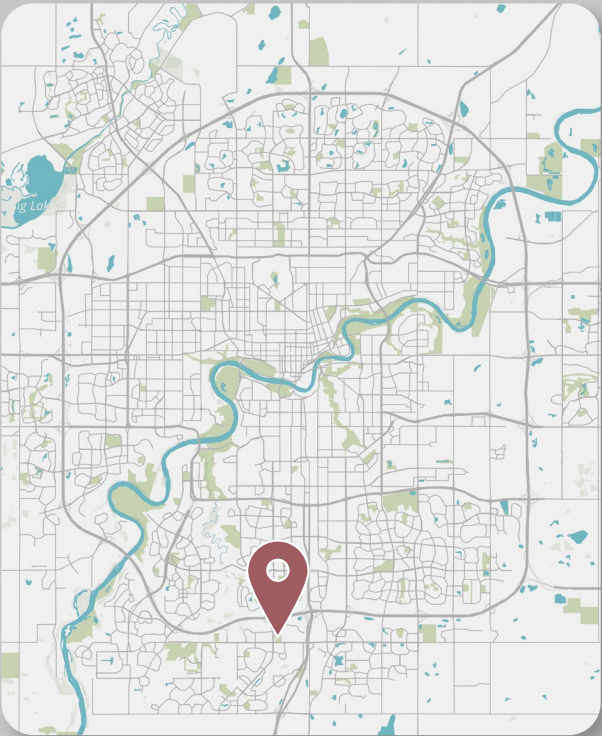
14.6%	13.6%	13.4%
1 km	3 km	5 km

Households (2025)

4,352	20,854	59,702
1 km	3 km	5 km

Average Household Income

\$129,133	\$143,114	\$141,826
1 km	3 km	5 km



GET IN TOUCH

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