



PHASE 1 READY  
Phase 2 COMING 2024

# ALLIANCE BAZAAR

7030 ELLERSLIE ROAD SW EDMONTON

MaxWell

Commercial  
POLARIS



MaxWell

Commercial  
POLARIS

RS

## WERNERVILLE ADVANTAGE

Wernerville is located in southeast Edmonton, immediately south of Anthony Henday Drive and west of 66th Street. Wernerville is adjacent to the Ellerslie and Charlesworth neighbourhoods, transitioning from the existing country residential to the mix of residential, open spaces, and commercial development around it. Wernerville is an untapped opportunity in the market to provide residents with a new commercial experience in southeast Edmonton.

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# WELCOME TO Alliance Bazaar

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# PROPERTY DETAILS



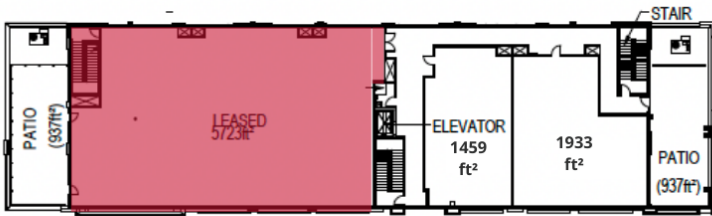
Property Type/ Transaction Type:	For Lease	Net Lease Rate	Starting 27\$ PSF second floor and
Community:	Ellerslie Community	SF/Annum:	Main Floor starting @ \$37
Land Use/Zoning:	DC2		( +CAC)
Year built:	2022	Multiple Bay Sizes:	From 800 SQFT

Operating Costs (Lease) \$12.00/sqft./annum (2021 estimate) includes proportionate share of taxes, common area, maintenance insurance and management fees.

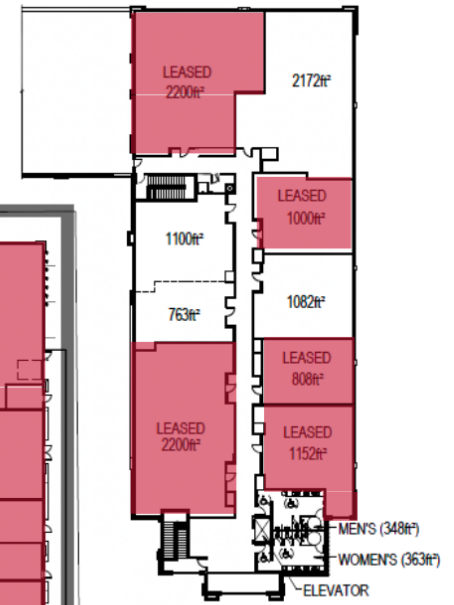


# SITE PLAN

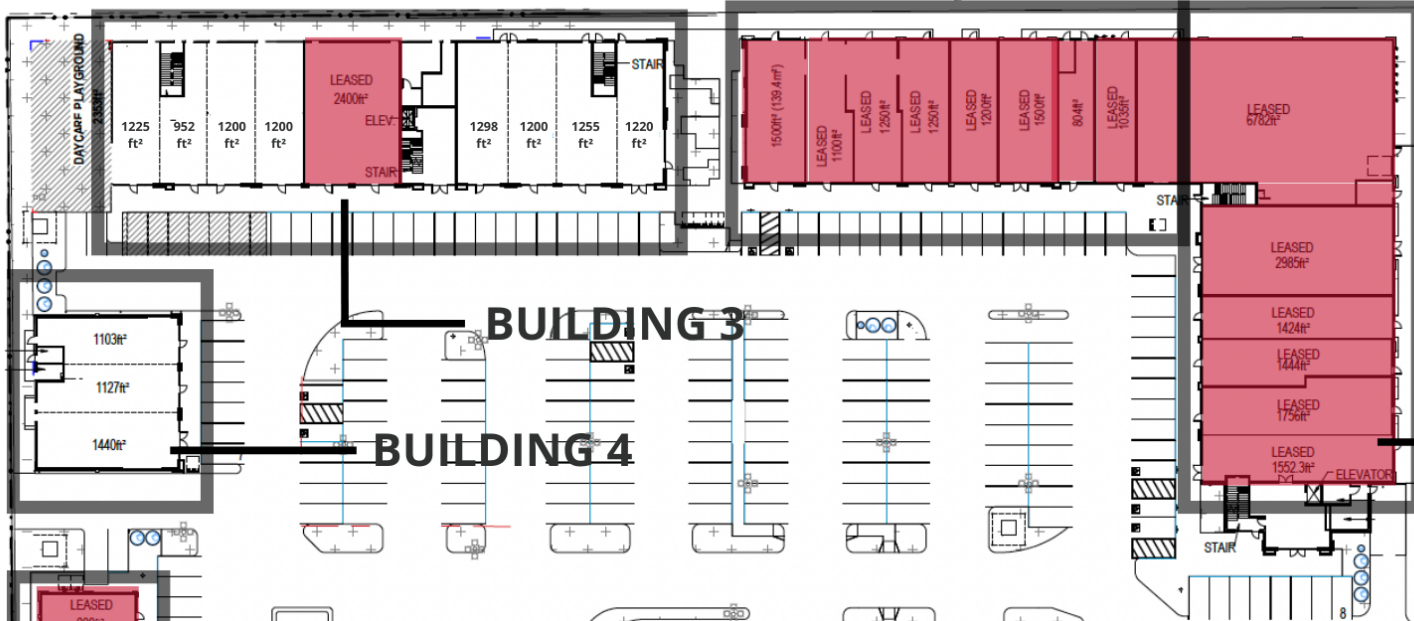
BUILDING 3 SECOND FLOOR



BUILDING 1 SECOND FLOOR



BUILDING 2



BUILDING 1

BUILDING 3

BUILDING 4

BUILDING 6

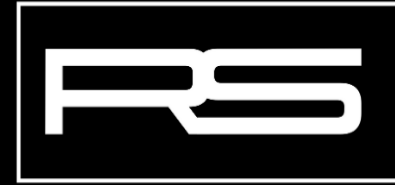
BUILDING 7

BUILDING 5

## LEGEND

- LEASED
- AVAILABLE





ROMI SARNA  
AND  
ASSOCIATES

CONTACT  
US



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