



HERITAGE VALLEY POINTE

MaxWell

®

**Commercial
Polaris**

Romi Sarna & Associates Maxwell Polaris

📍 4107 - 99 Street NW Edmonton, AB T6E 3N4

☎ (780) 450-6300

✉ romi@romisarna.ca

🌐 www.romisarna.ca




ROMI SARNA
AND ASSOCIATES

Welcome to Heritage Valley Pointe

Romi Sarna
& Associates Maxwell Polaris

 4107 - 99 Street NW Edmonton, AB T6E 3N4

 (780) 450-6300

 romi@romisarna.ca

 www.romisarna.ca

HERITAGE VALLEY POINTE

Heritage Valley Pointe is a brand new 32,000 square foot office/retail development in South Edmonton offering an excellent opportunity for professional/office uses or retail uses with drive-thru and patio options.



32,000 vehicles/day on Ellerslie Road West of Calgary Trail



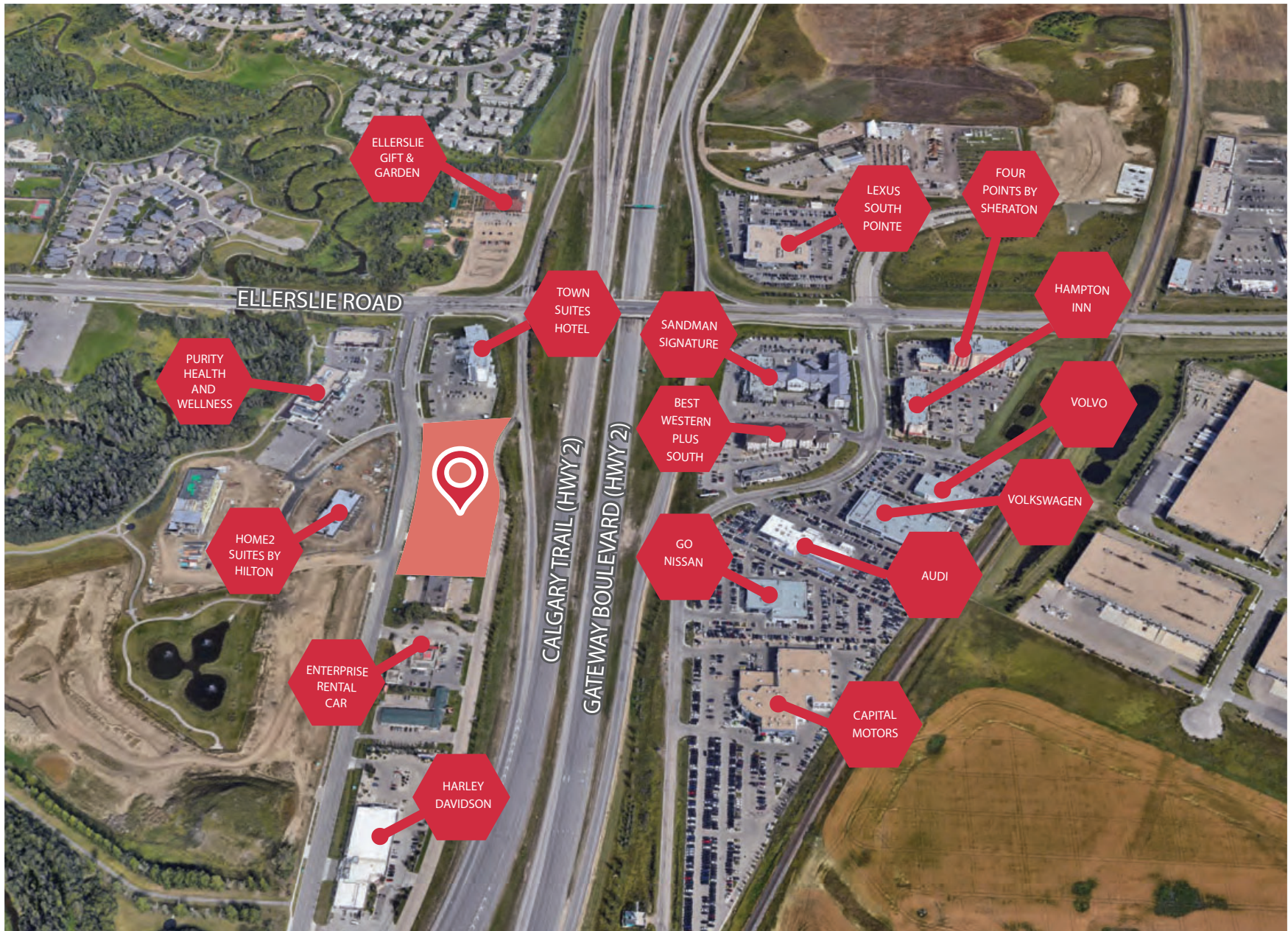
Great access to major arteries



Edmonton Transit bus stop within walking distance

1115 - 103A STREET SW
HERITAGE VALLEY POINTE

This document has been prepared by MaxWell Polaris for advertising and general information only. MaxWell Polaris makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MaxWell Polaris excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Not intended to interfere with Clients under contract



1115 - 103A STREET SW
HERITAGE VALLEY POINTE

This document has been prepared by MaxWell Polaris for advertising and general information only. MaxWell Polaris makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MaxWell Polaris excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Not intended to interfere with Clients under contract.

Opportunity

Lease: market
Sale: market





Municipal	1115 - 103A Street SW
Neighbourhood	Cashman
Unit sizes	Starting at 717 SF
Zoning	CB1
Signage	TBC
Parking	TBC
Op. costs	TBC
Condo fee	TBC

PERMITTED USES

CB1 (Low Intensity business) zoning provides for high quality commercial development.

- Bars & neighbourhood pubs
- Business support services
- Convenience stores
- Drive-in food services
- Markets
- Personal service shops
- Restaurants
- Specialty food services
- Daycare

DEMOGRAPHICS

 Population to the west of site	33,000
 Avg. house income	\$138,000
 Age Range	73% of the area population are over the age of 19
 Ownership	80% of the residential in the area is owned

1115 - 103A STREET SW **HERITAGE VALLEY POINTE**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

■ Site Plan



Features include:

- Main floor units starting at 717 square feet are available with a variety of uses including restaurants, convenience stores, business support services, cannabis retail, drive-thru food, personal services and more.
- The second floor offers over 15,000 square feet which can be demised into smaller units.
- Prime exposure to Eilerslie Road and Calgary Trail, with quick access to Highway 11, Anthony Henday Drive and the Edmonton International Airport.
- Area population of over 33,000 with many new residential developments under construction.
- There are currently 8 hotels in the immediate area, allowing for additional traffic to visit Heritage Valley pointe.

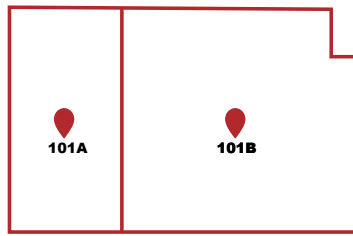


1115 - 103A STREET SW **HERITAGE VALLEY POINTE**

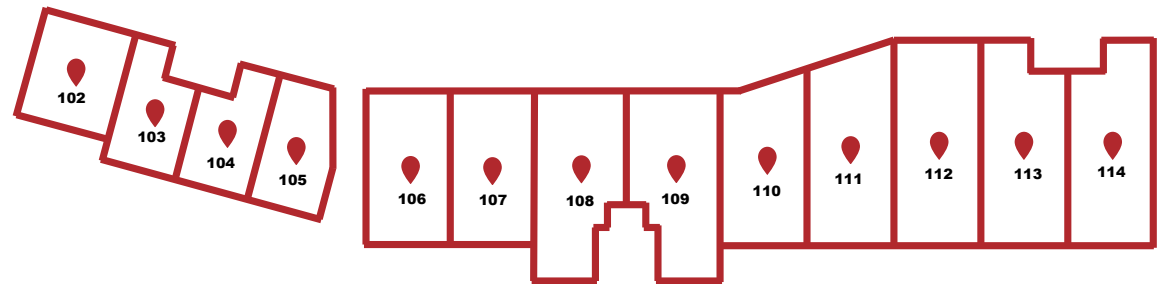
This document has been prepared by MaxWell Polaris for advertising and general information only. MaxWell Polaris makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MaxWell Polaris excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Not intended to interfere with Clients under contract.

■ Building Floor Plans

BUILDING B - FLOOR PLAN



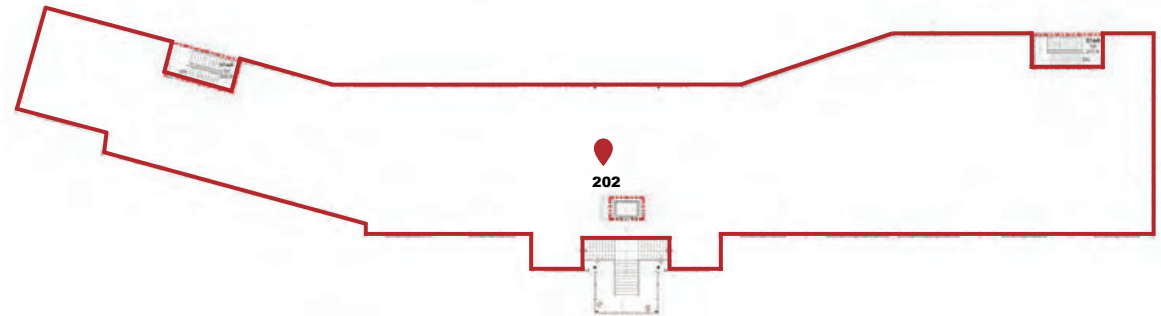
BUILDING A - FLOOR PLAN (MAIN FLOOR)



AVAILABLE SPACES

- | | |
|----------------------|--|
| UNIT 101A ~ 1,064 SF | UNIT 108 ~ 1,338 SF |
| UNIT 101B ~ 2,112 SF | UNIT 109 ~ 1,341 SF |
| UNIT 102 ~ 891 SF | UNIT 110 ~ 1,206 SF |
| UNIT 103 ~ 717 SF | UNIT 111 ~ 1,421 SF |
| UNIT 104 ~ 718 SF | UNIT 112 ~ 1,533 SF |
| UNIT 105 ~ 764 SF | UNIT 113 ~ 1,435 SF |
| UNIT 106 ~ 1,125 SF | UNIT 114 ~ 1,421 SF |
| UNIT 107 ~ 1,105 SF | UNIT 202 ~ 15,890 SF, Units from 1,200 SF and up |

BUILDING A - FLOOR PLAN (SECOND FLOOR)



1115 - 103A STREET SW
HERITAGE VALLEY POINTE

This document has been prepared by MaxWell Polaris for advertising and general information only. MaxWell Polaris makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MaxWell Polaris excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. Not intended to interfere with Clients under contract



Commercial
Polaris

Romi Sarna & Associates Maxwell Polaris

📍 4107 - 99 Street NW Edmonton, AB T6E 3N4

☎ (780) 450-6300

✉ romi@romisarna.ca

🌐 www.romisarna.ca

