



FINAL UNIT REMAINING
NOW IS YOUR OPPORTUNITY



FOR LEASE

ELITE CENTRE TAMARACK

2341 MAPLE ROAD, NW, EDMONTON, AB

**OUR FINAL BUILDING
POSSESSION READY**

WELCOME TO ELITE CENTRE TAMARACK



Join an exciting retail opportunity in south east Edmonton.
Final building will be 17,000 SF.

Maxwell Polaris-Commercial
4107 99 Street · Edmonton, AB, T6E 3N4 · Office: 780-450-6300

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OPPORTUNITIES

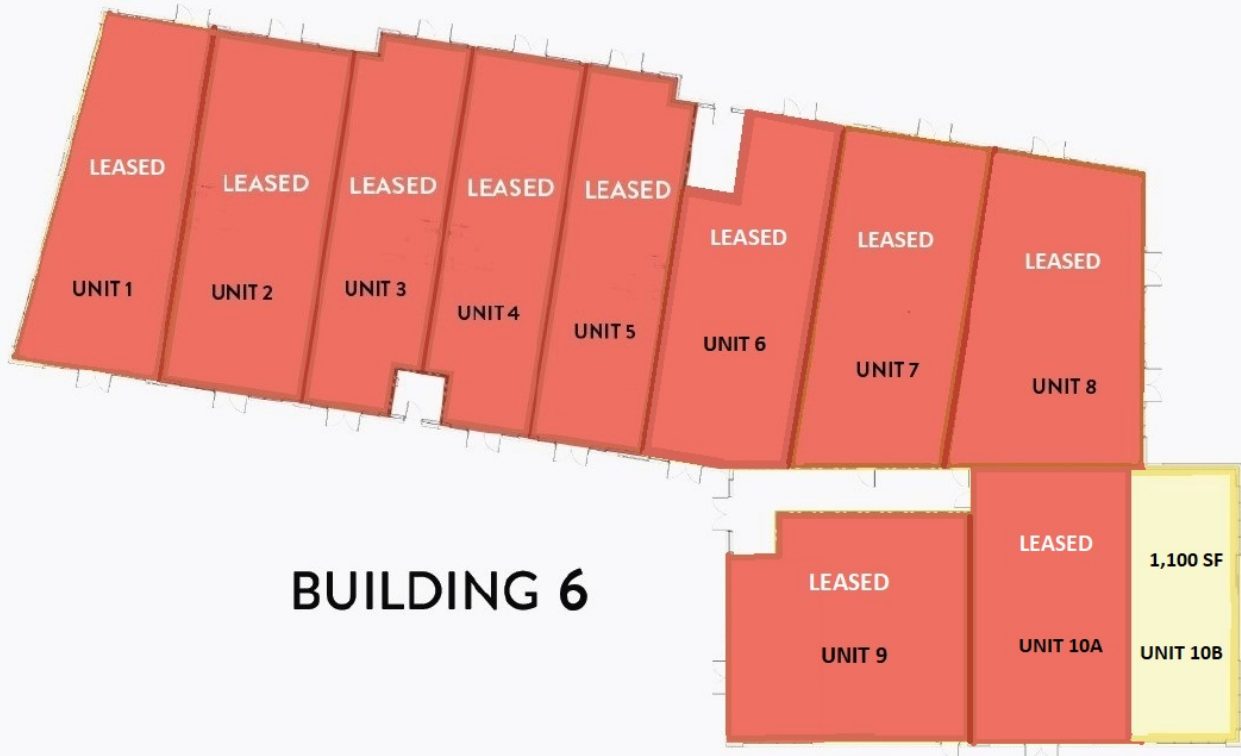


Elite Centre Tamarack is an exciting multi phase development anchored by major retailers: Walmart, Shoppers Drug Mart, Sport Check, Good Life Fitness and Michaels. The site is situated in the heart of



Meadows area southwest Edmonton. Meadows residential is one of the busiest and rapidly growing communities in Edmonton with a population of 51,776. Elite Centre Tamarack is next to a new under construction 168 unit apartment complex. With 55,000 SF of retail fully leased out in previous phases, this is the final opportunity at 17,000 SF of retail.

AVAILABILITY



Property Type/
Transaction Type: Lease

Community: Fulton Meadows
Neighborhood: Tamarack

Land Use/Zoning: DC1

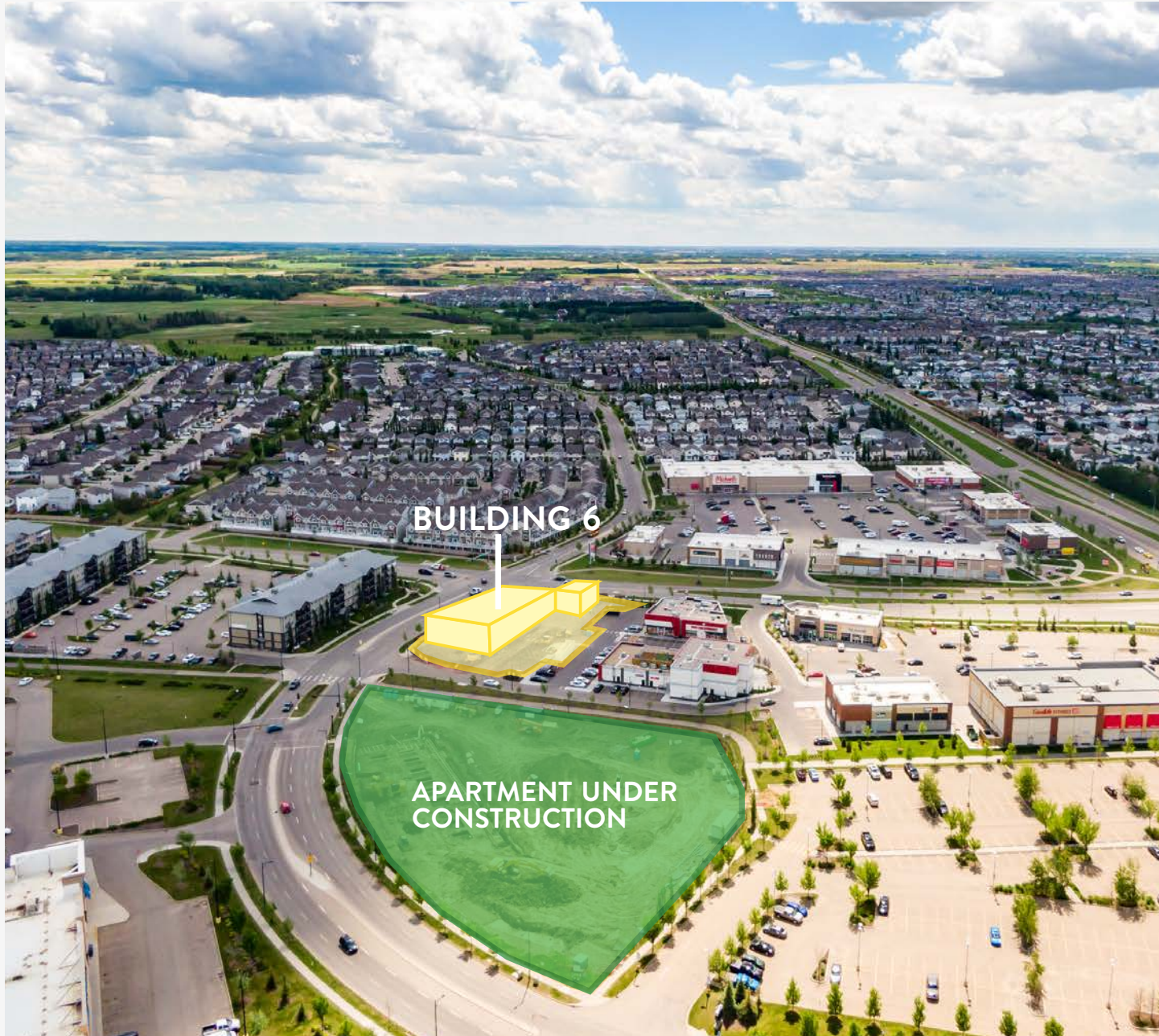
Year Built: 2022

Net Lease Rate: Starting at \$36.00
SF/Annum

Sq.Ft.: Multiple Bay Sizes



Operating Costs (Lease):
\$13.00/sq.ft./annum (2021 estimate) Includes taxes, common area, maintenance insurance, and management fees.



**Romi Sarna
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