



**COMMERCIAL  
PROPERTIES**

*MaxWell*

®

Polaris

**COMMERCIAL**

**ROMI SARNA**

**780-450-6300**

[romi@romisarna.ca](mailto:romi@romisarna.ca)

[www.romisarna.ca](http://www.romisarna.ca)

Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

# CHAPPELLE SQUARE

FOR SALE OR LEASE

OVER 60% RESERVED



*POSSESSION DEC. 2019*



CHAPPELLE SQUARE



## HIGHLIGHTS

- 3.5 Acre Site/ 160 Parking Stalls
- CB2 – General Business Zone
- 5 Freestanding Buildings
- Brand New Major Access Road (41 Ave SW)
- Possession December 2019
- Convenient Access to QE2, Anthony Henday & Whitemud Freeway
- Proximity to all major Hotels, City Services, & close to the great neighbour hoods of Jagare Ridge, Allard, Cavanagh, Rutherford & Callaghan
- Great Signage Opportunities



3704-141 Street SW, Edmonton

*Joining Us!*

*ATB-Branch, Day Care, Car Wash, Physio, Pizza  
Dentist & More...*

MaxWell

®

Polaris

COMMERCIAL

**ROMI SARNA**

**780-450-6300**

romi@romisarna.ca

www.romisarna.ca

# McCONACHIE LANDING BUILDING "B"

FOR LEASE

50% LEASED



Welcome to McConachie West! Building "B". CBI (Commercial Shopping Centre) Zoning, 14,904 Sq. Ft. POSSESSION DECEMBER 2018. On BUSY City Artery with Extremely Fast Access to Anthony Henday, 50th Street, 66 Street & Manning Drive. Located in the PRESTIGIOUS & Most Rapidly Growing North Edmonton Location of McConachie. This is an "A" Class Single Level, Contemporary & Upgraded CANBIAN BUILT Free Standing Building. Everything is MAIN FLOOR! Units for Lease from 1,000+ sq. ft., \$32 per Sq. ft. Triple Net Leases, Tenants Improvements \$10-\$15/sq. ft., Operating Costs approx \$8/sq. ft. Separate Meters/HVACS. Building & Pylon Signage Available. Building "B" = 14,9034 sq. ft. of the Total Complex = 52,000 sq. ft. of Mixed Use. Come Join TIM HORTONS, Medi-Centre, Pharmacy, Dentist, DAYCARE & MORE!



6504 170 AV NW, Edmonton

MLS: E4101474



Polaris  
COMMERCIAL

**ROMI SARNA**

**780-450-6300**

romi@romisarna.ca  
www.romisarna.ca

# SILVERBERRY LANDING

FOR LEASE

OVER 60% LEASED



WELCOME to SILVERBERRY LANDING (Millwoods). Ready for Possession SUMMER 2019. OVER 60% LEASED ! Neighbourhood Convenience - Commercially Zoned (CNC). Located on a High Density, Established South-East Location at 34th Avenue & 34th Street. Super Quick Access to Whitemud Freeway and Anthony Henday. This is a "A" Class, Contemporary, & Up-graded Cambian Built Free Standing, 2 Story Building. The Main Floor Units consist of 17,915 sq. ft. (Lease Rate \$35/sq.ft./Triple Net). Second Floor Units consist of 10,597 sq.ft. (Lease Rate \$27/sq.ft. Triple Net.) Separate Meters, HVACS, Multiple Bay Sizes Available, Building & Pylon Signage Available. Lots of Parking. Total Building = 28,513 Sq. Ft. Proudly Developed by Alliance MJ Developments.



**3341 34 ST NW, Edmonton**  
**MLS: E4104758**



Polaris  
**COMMERCIAL**

**ROMI SARNA**

**780-450-6300**

romi@romisarna.ca  
www.romisarna.ca

# SOUTHPORT LANDING SW

FOR LEASE



**POSSESSION SUMMER 2020**

Welcome to SOUTHPORT LANDING (Ellerslie). Ready for Possession Summer of 2020! Come join 7-Eleven w/gas bar & Car-Wash and over 19,000 sq. ft. of Prime Retail Development (2.21 Acres). Located in the fastest growing Southern Community of Ellerslie - Ewing Trail and 101 Street SW. This is an "A" CLASS Contemporary and Up-graded Built Project. This Free Standing Building consists of 15,181+ sq. ft. Building has units from 1,200 sq. ft. plus, Lease Rate - \$35/sq.ft. (Triple Net). Pylon & Building Signage Available, Ample Parking & EXCELLENT EXPOSURE. Super Quick Access to QE2, Anthony Henday & Ellerslie Road and close proximity to the Future Home of AMAZON. Proudly developed by Alliance MJ Developments.



**1003 Ewing TR SW, Edmonton**

**MLS: E4140762**



Polaris  
**COMMERCIAL**

**ROMI SARNA**

**780-450-6300**

romi@romisarna.ca  
www.romisarna.ca

# WINDERMERE ELITE CENTRE

## FOR LEASE

LAST UNIT REMAINING !!! WELCOME to WINDERMERE ELITE CENTRE - 11,380 sq.ft. of Pristine Development of Mixed use, Professional Office Space(DC1 Zoning). UNIT 107 (1098 SQ FT) Located in the Prestigious & Most Rapidly Growing Area of Windermere, with a Serine VIEW OF THE POND (Rare Opportunity for a Pond View) & Superior High Exposure. This is an "A" Class Single Level Contemporary & Upgraded PCL BUILT Free Standing Building - All are Main Floor Units. Exceptionally Quick Access to Rabbit Hill Road, Ellerslie Road, Anthony Henday, and Currents of Windermere. This unit is in a very Private Location within the Building. Operating Costs approx. \$8/sq.ft. including taxes. Separate Meters/HVACs.



**#107 3568 Allan DR SW, Edmonton**  
**MLS: E4088948**

# ELITE POINTE AT WINDERMERE

Elite Pointe at Windermere! ONLY 1 Unit Left!!! UNIT 107..(700 SQFT +-). Unit faces the Back towards the Pond. Possession Ready 10,303 square feet of Pristine Development of Mixed Use Professional Office Space. (DC1 Zoning) Located in the Prestigious & most Rapidly Growing Area of Windermere. This is an "A" Class Single Level Contemporary & Upgraded P.C.L. BUILT Free Standing Building - All Main Floor Units. Exceptionally Quick Access to Rabbit Hill Road, Ellerslie Road, Anthony Henday and Currents of Windermere. 41 PARKING STALLS. Triple Net Lease @ \$33 / sq.ft., Tenants Improvements = \$10-\$15/sq.ft. Operating Costs Approx. \$8.00/sq. ft. including Taxes. Taxes to be Assessed. Separate Meters/HVAC.

**6060 Andrews Wy, Edmonton**  
**MLS: E4093191**



Polaris  
**COMMERCIAL**

## ROMI SARNA

**780-450-6300**

romi@romisarna.ca  
www.romisarna.ca

# McCONACHIE LANDING BLD "A"

## FOR SALE

FINAL UNIT FOR SALE in McConachie West Building "A" (Commercial Shopping Centre)! 1,400+- sq.ft. MAIN FLOOR unit. Located on VERY BUSY City Artery w/Fast Access to Anthony Henday, 50th St, 66 St & Manning Dr. Located in the Prestigious & Most Rapidly Growing N. Edmonton Location. This is a Class "A", Contemporary & Upgraded CANBIAN BUILT Bldg. Separate Meters/HVACS. Bldg & Pylon Sign Available. Come join TIM HORTONS, Dentist, Medical, etc. Operating costs est.\$8/sq.ft. Ample Parking. POSSESSION READY!

6554 170 AV NW, Edmonton

MLS: E4138363



# PONOKA SHOPPING CENTRE

## Tenants :

Boston Pizza, ESSO, Dairy Queen,  
Subway, Daycare,  
Liquor Store.

\$8 Million



6 Acres ready to develop on this 9.98 Acre Total Site

C2 Highway  
Commercial District

4800 Highway 2A Ponoka, AB



Polaris  
**COMMERCIAL**

# ROMI SARNA

## 780-450-6300

romi@romisarna.ca  
www.romisarna.ca

# TAMARACK ELITE CENTRE

FOR LEASE



*Come  
Join !*



Welcome to TAMARACK ELITE POWER CENTRE!!! Located in the Heart of Tamarack (Southeast Edmonton), come join WalMart, Sport Check, Michael's & more. Surrounded by pristine 6 acres (aprox.) this DC1 Zoned Building is an "A" Class Contemporary and up-graded Development. HIGH DENSITY, Great Access, Fantastic Exposure anchoring on 17th street & Maple Road. Come join Wendy's w/drive-through pad, Solo Liquor, Starbucks, H & R Block, etc. Building "B" is ready for possession April 2019 (2 CRU UNITS AVAILABLE). BUILDING "A" OUR ANCHOR BUILDING, WILL BE READY FOR POSSESSION SPRING OF 2020. Total of 32,000+- sq. ft. Multiple Bay sizes avail. Daycare Site Available w/Play area. Lease rates start at \$36/sq.ft. Triple Net on 10 Year Lease. Improvements Available. Building & Pylon Signage Avail, Lots of Parking. Another Quality Project by ELITE REAL ESTATE.

**2341 Maple Rd NW, Edmonton**  
**MLS:E4140771**

MaxWell



Polaris  
**COMMERCIAL**

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

**ROMI SARNA**

**780-450-6300**

romi@romisarna.ca  
www.romisarna.ca