

# SOUTHPORT LANDING SW

1003 Ewing Trail SW, Edmonton, Alberta

## FOR LEASE



Welcome to SOUTHPORT LANDING (Ellerslie). Ready for Possession Late 2020(est) Come Join 7-Eleven W/Gas Bar & CarWash, Daycare. With over 19,000 SqFt of Prime Retail Development (2.21 Acres). Located in the fastest growing Southern Community of Ellerslie - Ewing Trail and 101 Street SW. This Free Standing Building consists of 15,181 SqFt Building has Units from 1,200 SqFt plus, Lease Rate -\$35.00 PSF (Triple Net). Pylon & Building Signage Available, Ample Parking. EXCELLENT EXPOSURE ! Super Quick Access to QE2, Anthony Heady & Ellerslie Road and close proximity to the Future Home of AMAZON.

**MLS: E4140762**

1003 Ewing Trail SW, Edmonton, Alberta



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

**ROMI SARNA**  
& Associates

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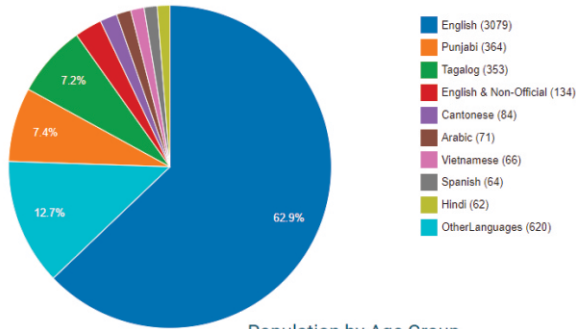
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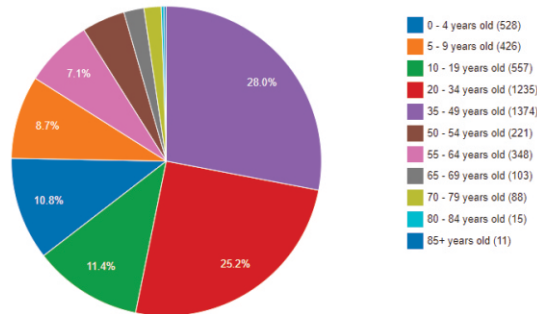
### Languages

Self-identified first language or combination of languages spoken in the area.



### Population by Age Group

Population grouped according to age in the area containing the listing.



**Property Type**  
Transaction Type : Lease

**Community** : Southern Community  
Ellerslie

**Neighborhood** : Ellerslie

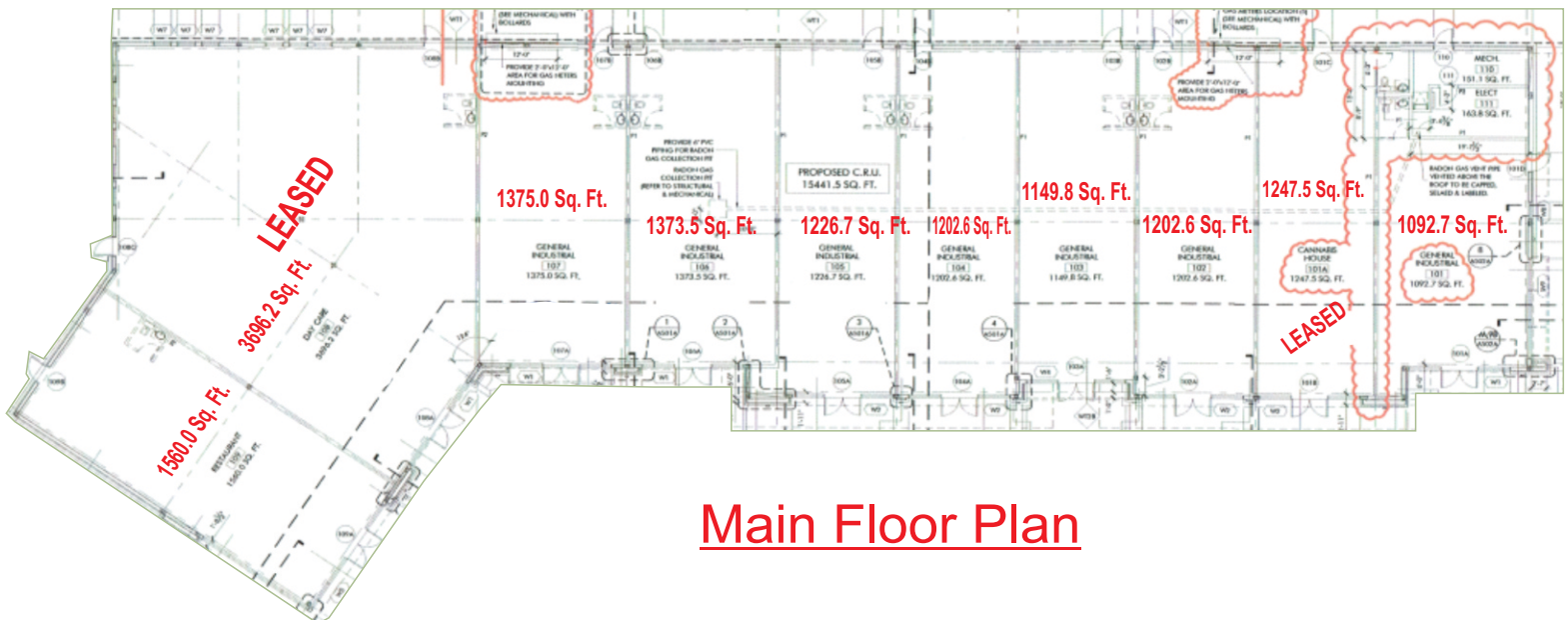
**Land Use/Zoning** : DC1

**Year Built** : 2020

**Net Lease Rate** : Starting @ \$35.00  
SF/Annum  
Subject Space

**Sq.Ft.** : Multiple Bay Sizes  
Subject Space

**Operating Costs (Lease):**  
\$12.00/sq.ft/annum (2020 estimate)  
includes taxes, common area,  
maintenance insurance and  
management fees



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Polaris  
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