



ALLIANCE BAZAAR

7030 ELLERSLIE ROAD SW EDMONTON

MaxWell

Commercial
POLARIS



FINAL MAIN FLOOR UNIT REMAINING

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

PROPERTY DETAILS

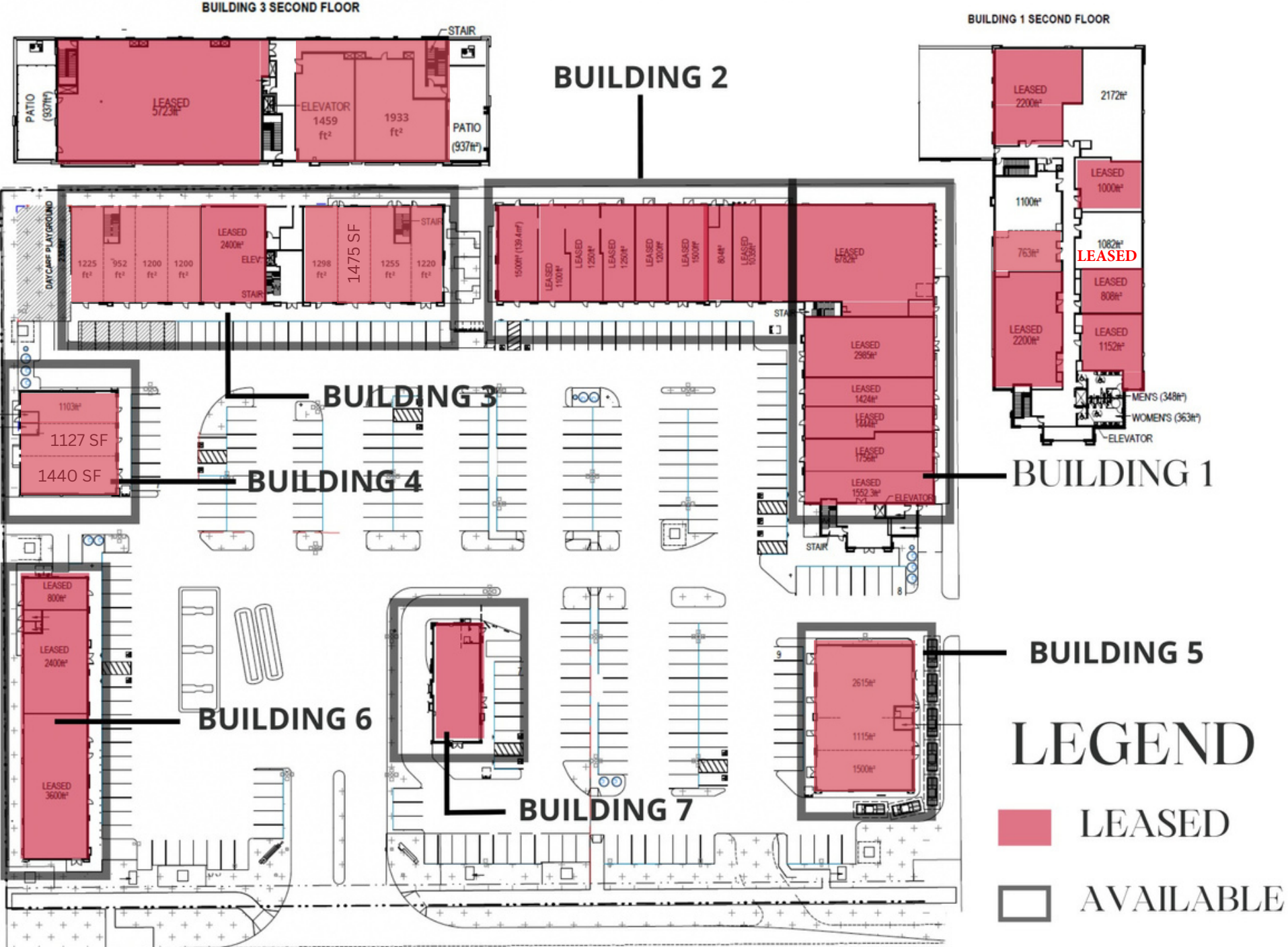


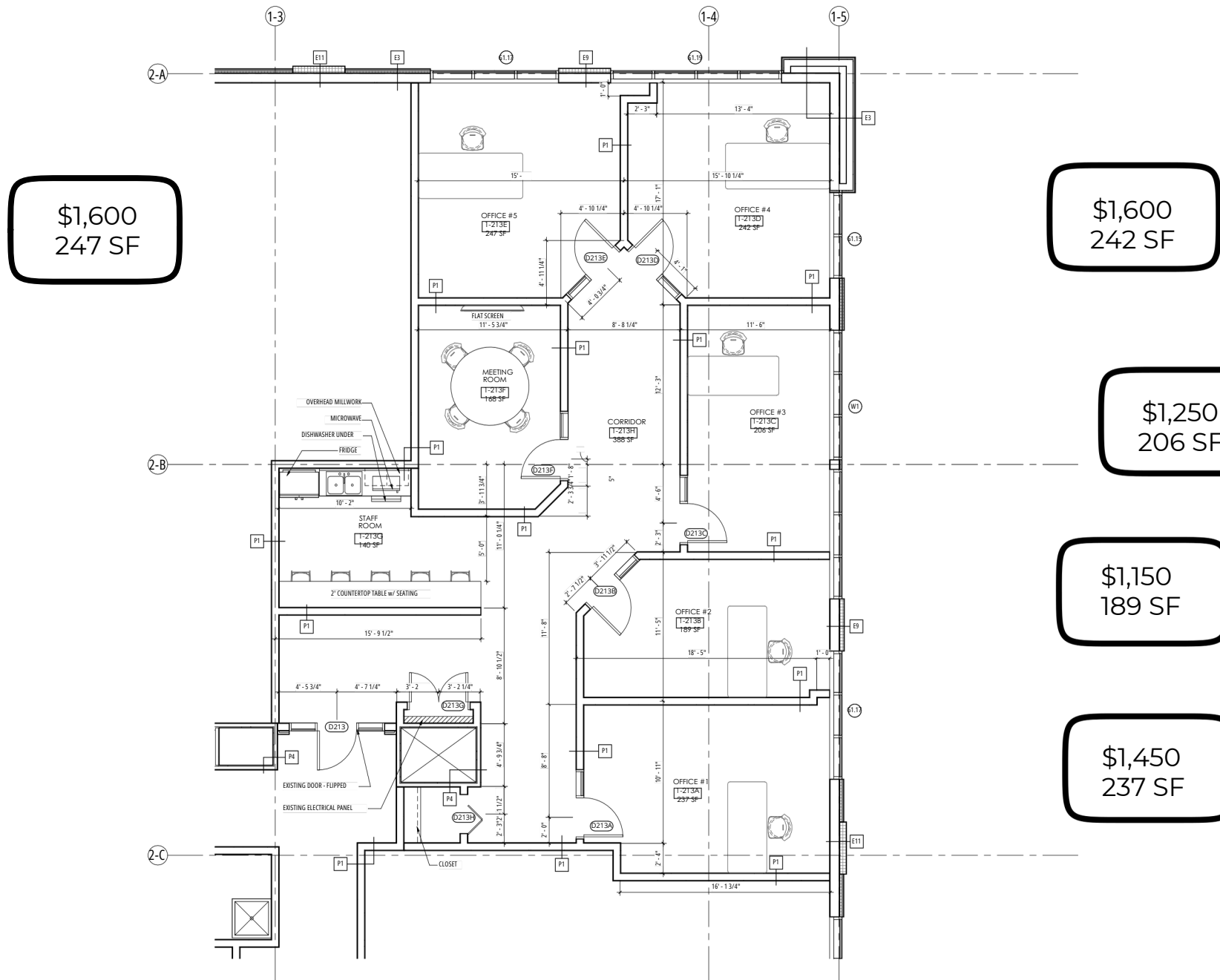
Property Type/ Transaction Type:	For Lease	Net Lease Rate	Starting \$29 PSF second floor and
Community:	Ellerslie Community	SF/Annum:	Main Floor starting @ \$40
Land Use/Zoning:	<u>DC2</u>		(+CAC)
Year built:	2023/2024	Multiple Bay Sizes:	Final Main Floor Unit Remaining

Operating Costs (Lease) \$15.00/sqft./annum (2024 estimate) includes proportionate share of taxes, common area, maintenance insurance and management fees.



SITE PLAN





- Private mini office spaces available for lease
- All utilities and common area charges are included
- Board room, kitchen, and lobby (maintained by landlord) and shared,
- Short and long term leases

SECOND FLOOR PLAN - BUILDING 1/2 OFFICES





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AND
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