



FOR LEASE



ALLIANCE
CENTRE
SOUTHPORT

3516 Ewing Trail SW, Edmonton, AB

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.



PROPERTY HIGHLIGHTS

Prime spot with over 21,400 vehicles per day (VPD) on Ewing Trail (2018). Our building is currently surrounded by established tenants, such as 7-11, Daycare, Beauty Salon, Cannabis Dispensary, Pizza & Donair, and is perfectly suited for businesses providing Quick Service Restaurant, Health/Medical, or Professional Services.

Situated close to the Orchards at Ellerslie and Summerside neighborhoods, our location offers easy access to a growing customer base. Additionally, our premises are strategically located to cater to the 41 Street Industrial area, home to major businesses like Amazon.

Take advantage of this exceptional opportunity to establish your business in a high-traffic, high-potential location. With a prime location like ours, your business can thrive and succeed in the competitive Edmonton marketplace.

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WELCOME TO Alliance Centre Southport

PROPERTY DETAILS



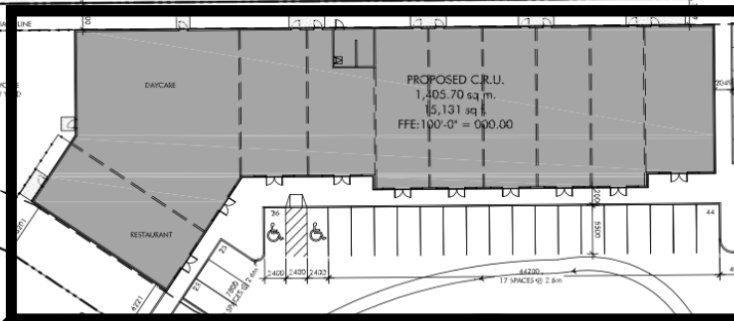
Property Type/ Transaction Type:	For Lease	Net Lease Rate	Starting @ \$34.00/Sq.Ft.
Address:	3516 Ewing Trail SW, Edmonton	OP Cost:	\$11.00/Sq. Ft
Legal Description:	Lot 10, Block 5, Plan 1324849	Sizes:	1,092 SQFT +
Community	Ellerslie Industrial Business		
Land Use/Zoning:	Zone (EIB)		
Operating Costs (Lease) \$12.00/sqft./annum (2021 estimate) includes proportionate share of taxes, common area, maintenance insurance and management fees.			





SITE PLAN

LEGEND

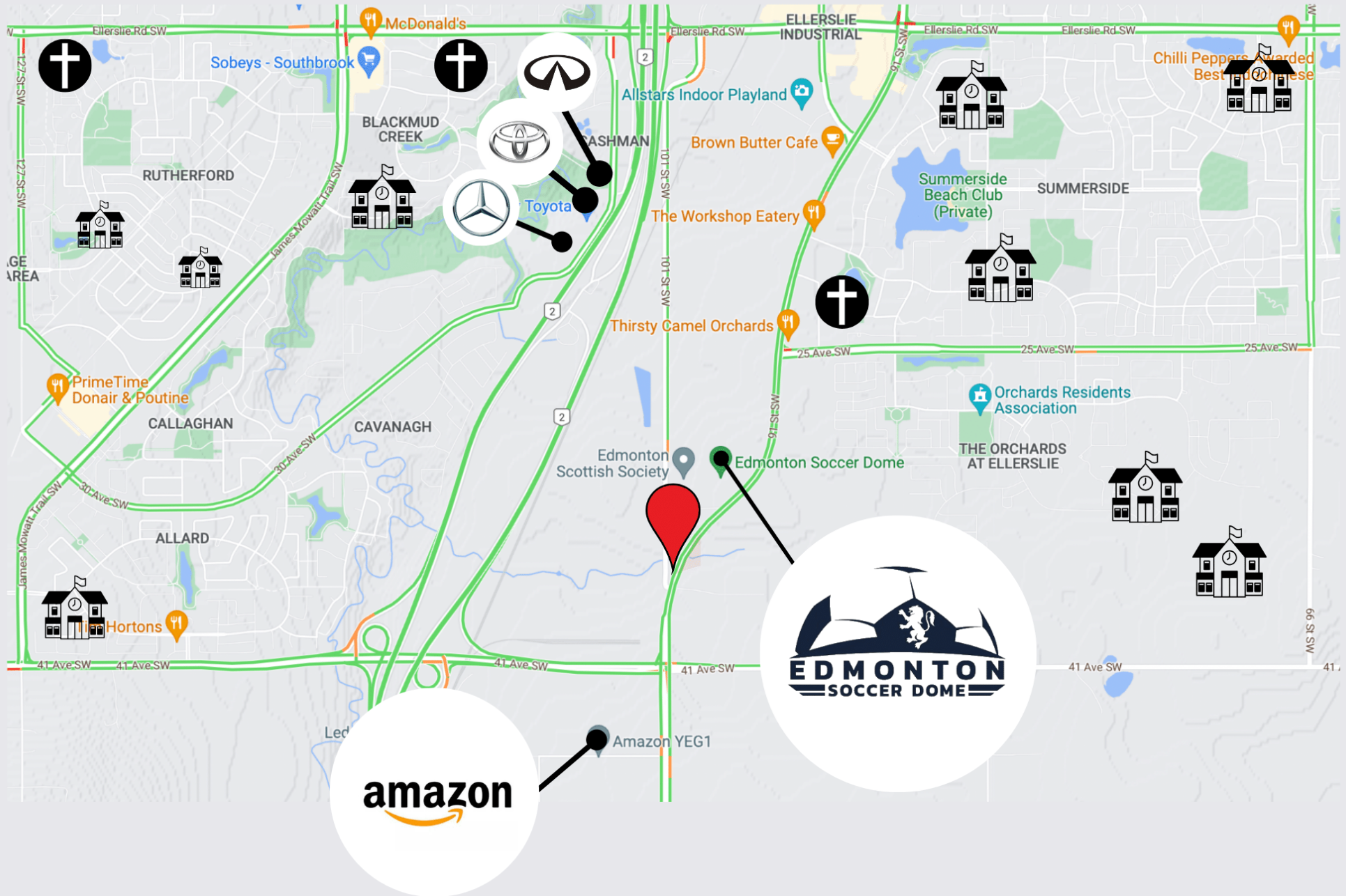
- UNIT 1: 1,560 SQFT
- UNIT 2: DAYCARE
- UNIT 3: NAIL SALON
- UNIT 4: VET
- UNIT 5: VET
- UNIT 6: VET
- UNIT 7: PIZZA & DONAIR
- UNIT 8: CANNABIS
- UNIT 9: ICECREAM
- UNIT 10: 1,092 SQFT



-  = AVAILABLE
-  = LEASED



AERIAL MAP





ROMI SARNA AND ASSOCIATES



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