

AMBLESIDE POINTE

3581 Allan Dr. SW
Edmonton AB

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

SIGNAGE

MaxWell

Commercial



ROMI SARNA AND
ASSOCIATES

FOR SALE

AMBLESIDE POINTE

Perfect for medical, professional, financial, office, and personal service usages - this offers a unique investment opportunity within Windermere Gate, an esteemed enclave nestled in one of the city's most burgeoning and upscale neighborhoods in Edmonton.

WINDERMERE/AMBLESIDE ADVANTAGE

Prime Location: situated in one of Edmonton's fastest growing districts, with a prominent location along Rabbit Hill Road & Anthony Henday Drive, implies that your business stands to gain from the extensive customer traffic that frequents the area on a daily basis.

Excellent Transportation Links: Located near major roads (Ellerslie Road, Rabbit Hill Road, Windermere Blvd, Anthony Henday, etc.) and public transportation stops, customers can reach Allan Drive with ease.

Surrounding Demographics: Ambleside residents are mostly young couples, and many of them have young children. It is a new, up-and-coming neighbourhood that attracts mid-to-high income earners looking to start their families in a safe, quiet neighbourhood.



AERIAL MAP



HOUSEHOLD INCOME

Avg. Household Income \$172,943
24.6% of households earn \$60,000 to \$100,000



POPULATION & EXPOSURE

- Population (5 km): 81,809
- Households (5 km): 27,977
- 45.5% growth (2013-2018)
- Ellerslie Road: 8,900 VPD
- Rabbit Hill Road: 33,500 VPD
- Windermere Blvd: 8,100 VPD

WWW.ROMISARNA.CA

AERIAL MAP



PROPERTY

WWW.ROMISARNA.CA

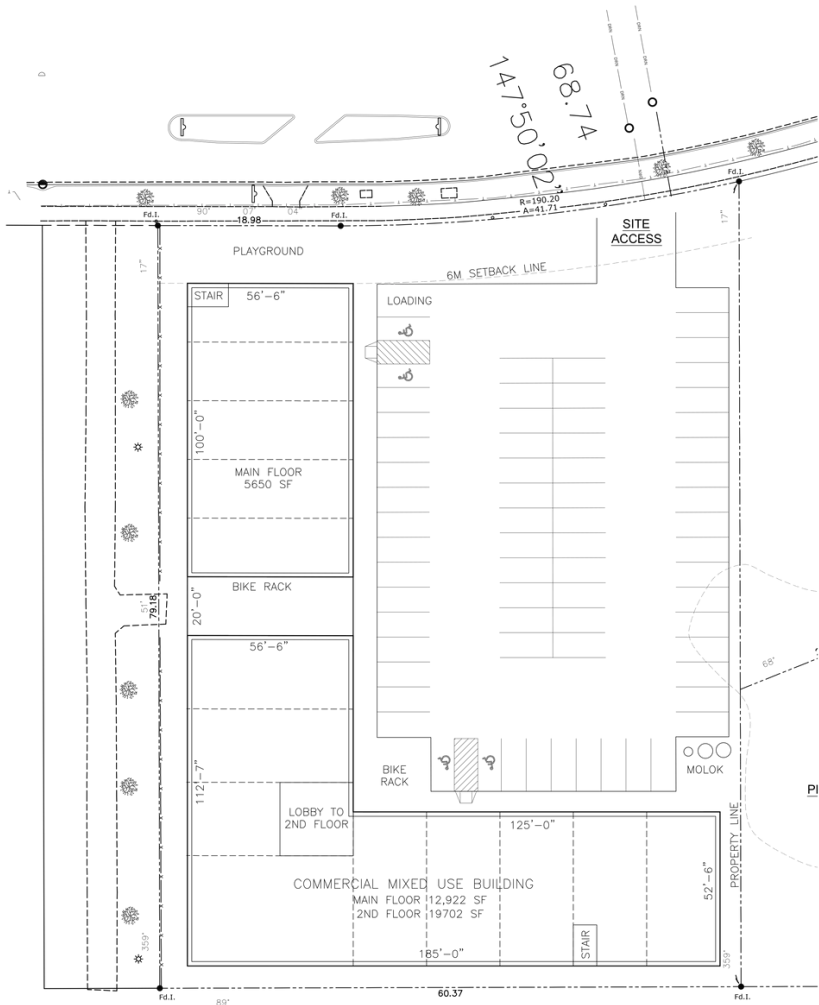
PROPERTY DETAILS



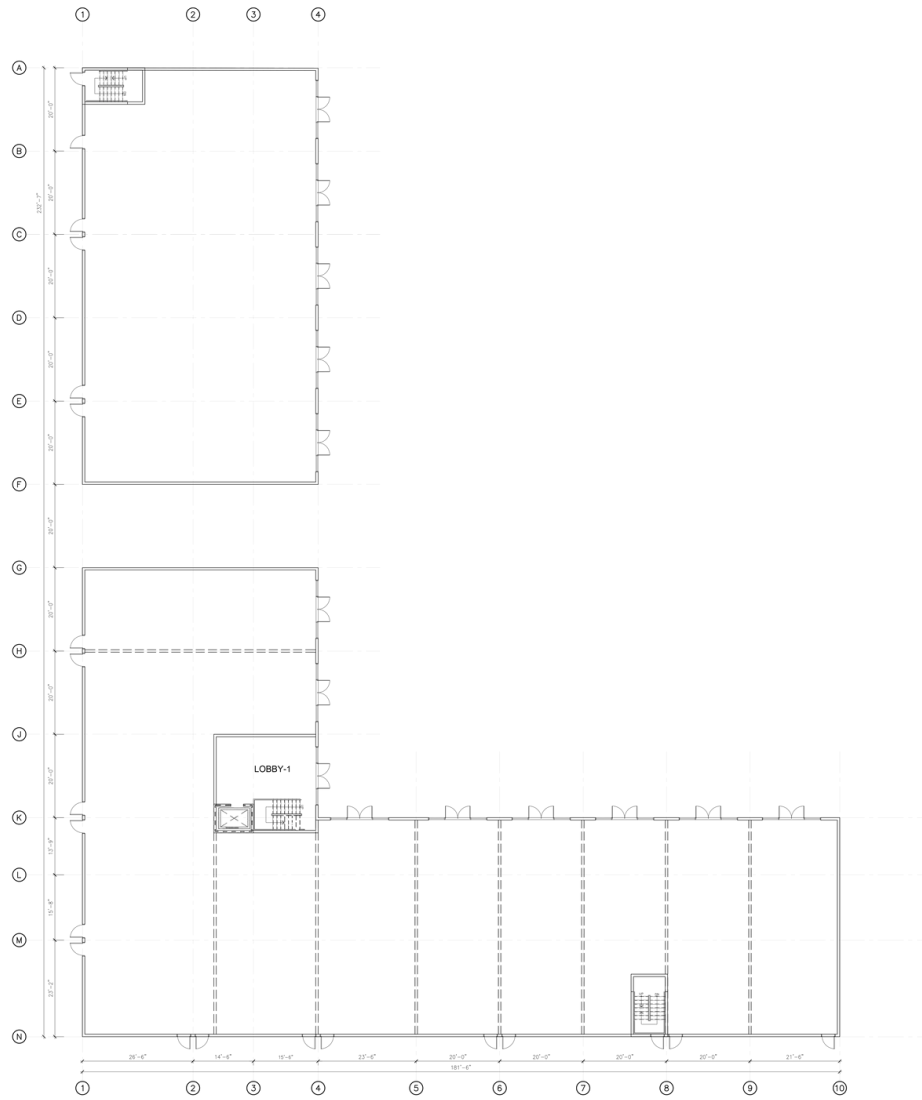
Transaction Type	For Sale
Address	3581 Allan Drive SW, Edmonton, AB
Zoning	DC1 (16613)
Site Area	1.2 Acres
Building Area	18,184 SF
Parking	78 Stalls
Purchase Price (Main Floor)	Starting at \$550 psf
Purchase Price (Second Floor)	Starting at \$450 psf

Condo Fees:	\$4.95 PSF (est. 2024)
Estimated Possession:	2026

SITEPLAN



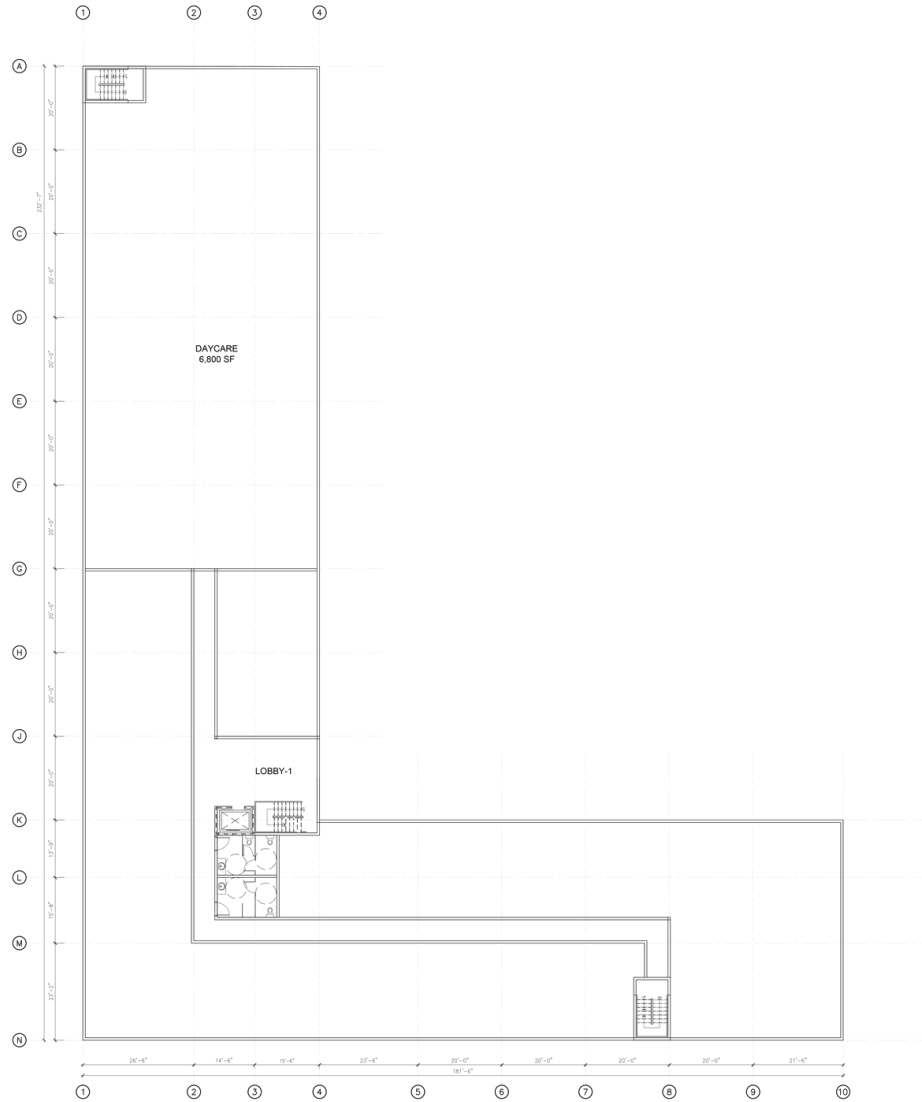
SITEPLAN



NORTH

1 MAIN FLOOR PLAN
 A2-1 SCALE: 1/16" = 1'-0" (1:128)
 2/12 - WhiteHorse Site Commercial.dwg

SITEPLAN



NORTH

1 2nd FLOOR PLAN
 A2.2
 SCALE: 1/16" = 1'-0" (1:128)
 ©1717 Anderson Utah Construction, Inc.

CONTACT US

MaxWell
Polaris®


MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

CoStar
**POWERBROKER
AWARD**

2023 ANNUAL AWARDS

**WINNER
TOP BROKER**

CoStar
POWERBROKER™

2021 Top Broker Award

