

ALLIANCE BAZAAR

7030 & 6830 - ELLERSLIE ROAD SW, T6X 1A3

NOW LEASING
OVER 82,000 SF



ROMI SARNA

ALLIANCE BAZAAR

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WERNERVILLE ADVANTAGE

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.

Property Type/
Transaction type: For Lease

Community: Ellerslie Community

Land Use/Zoning: DC2

Year built: 2022

Net Lease Rate
SF/Annum Starting @ \$27.00
2nd Floor

Subject Space: \$35.00 Main Floor
Per SqFt.

Subject Space
Multiple Bay Sizes: From 800 SqFt. +

Operating Costs (Lease)
\$12.00/sqft./annum (2021 estimate)
includes proportionate share of taxes,
common area, maintenance insurance
and management fees.



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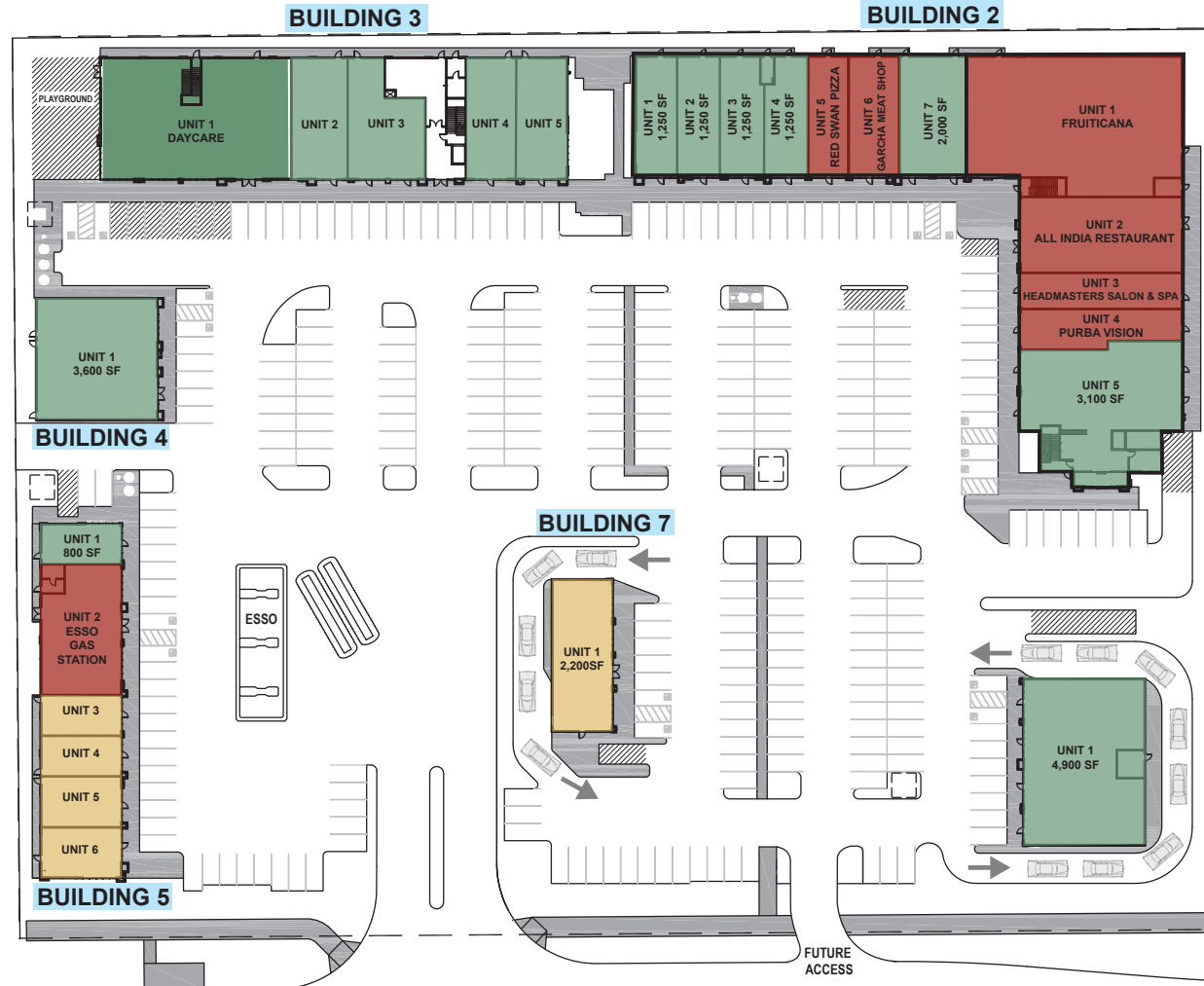
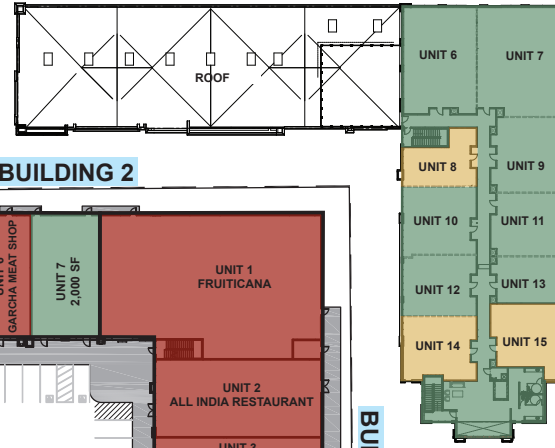
LEGEND

- PENDING
- AVAILABLE
- LEASED

BUILDING 3 SECOND FLOOR



BUILDING 1 SECOND FLOOR



BUILDING 1	
UNIT 1	FRUITICANA
UNIT 2	ALL INDIA RESTAURANT
UNIT 3	HAIR SALON
UNIT 4	PURBA VISION
UNIT 5	MEDICAL/ PHARMACY
	UP TO 3,500 SF
	AVAILABLE

SECOND FLOOR	
UNIT 6	AVAILABLE
UNIT 7	AVAILABLE
UNIT 8	PENDING
UNIT 9-13	AVAILABLE
UNIT 14	PENDING
UNIT 15	PENDING

BUILDING 2	
UNIT 1-4	UP TO 5,000 SF
	AVAILABLE
UNIT 5	RED SWAN PIZZA
UNIT 6	GARCHA MEAT SHOP
UNIT 7	
	UP TO 2,000 SF
	AVAILABLE

BUILDING 3	
UNIT 1	DAYCARE
UNIT 2-5	
	5,500 SF
	1,200 SF
	TO 8,000 SF
	AVAILABLE

SECOND FLOOR	
UNIT 6	BANQUET HALL
	PENDING

BUILDING 4	
UNIT 1	3,600 SF
	AVAILABLE

BUILDING 5	
UNIT 1	800 SF
UNIT 2	ESSO GAS
UNIT 3-6	
	PENDING

BUILDING 6 (DRIVE THRU)	
UNIT 1	UP TO 4,900 SF
	AVAILABLE

BUILDING 7 (DRIVE THUR)	
UNIT 1	2,200 SF
	PENDING

ELLERSLIE ROAD



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CONTACT US



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