

# ALLIANCE BAZAAR

7030 & 6830 - ELLERSLIE ROAD SW, T6X 1A3

NOW LEASING  
OVER 82,000 SF



ROMI SARNA

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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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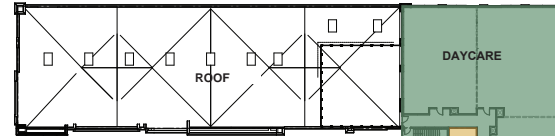
## BUILDING 3 SECOND FLOOR



### LEGEND

- PENDING
- AVAILABLE
- LEASED

## 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	5,500 SF	AVAILABLE
UNIT 2-5		1,200 SF TO 8,000 SF	AVAILABLE

### SECOND FLOOR

UNIT 6	BANQUET HALL		PENDING
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### BUILDING 4

UNIT 1		3,600 SF	AVAILABLE
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### BUILDING 5

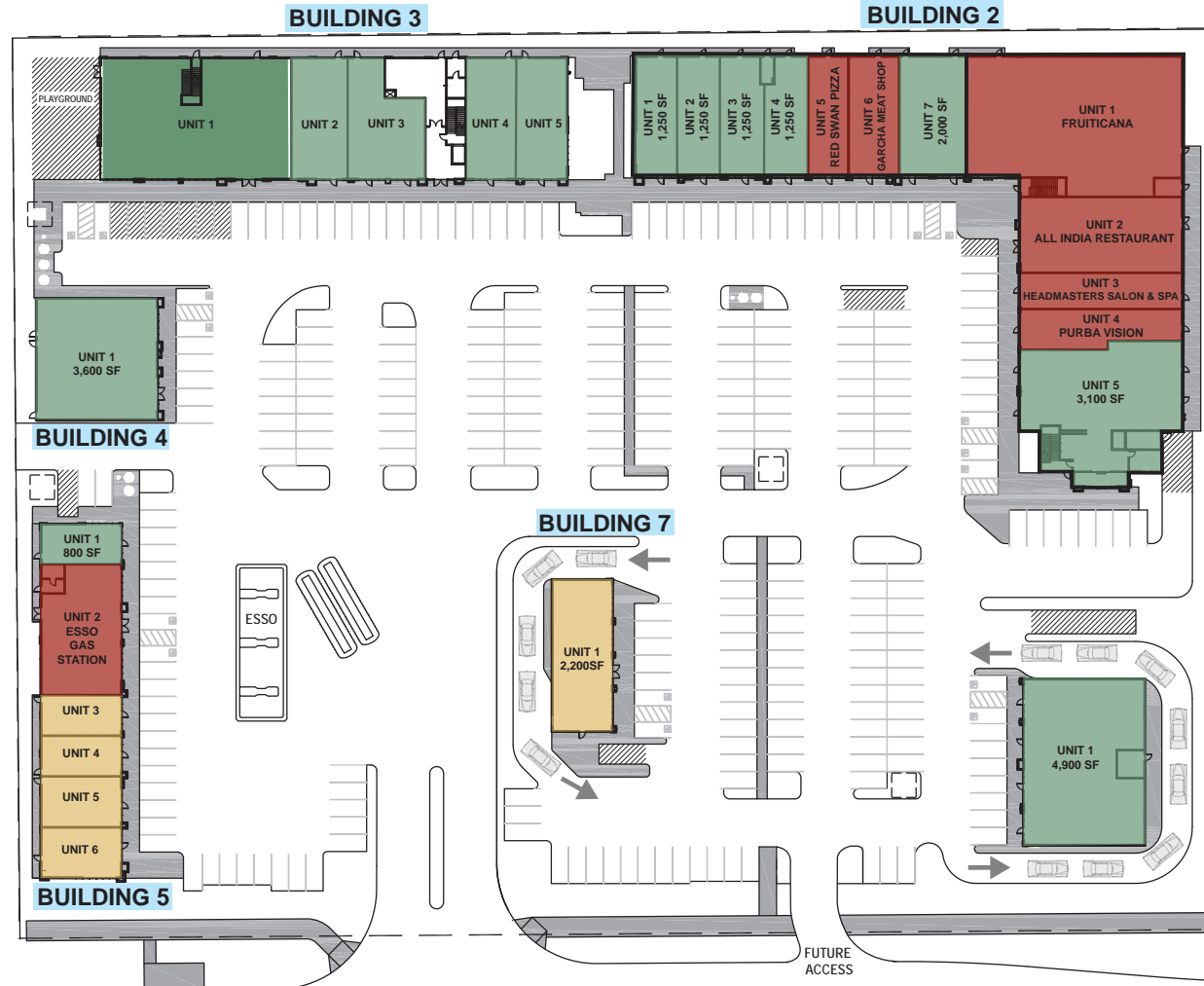
UNIT 1		800 SF	AVAILABLE
UNIT 2	ESSO GAS		
UNIT 3-6			PENDING

### BUILDING 6 (DRIVE THRU)

UNIT 1		UP TO 4,900 SF	AVAILABLE
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### BUILDING 7 (DRIVE THRU)

UNIT 1		2,200 SF	PENDING
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ELLERSLIE ROAD



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# CONTACT US



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