

# HERITAGE VALLEY POINTE

1115 103A Street SW  
Edmonton AB



MaxWell  
Commercial



ROMI SARNA AND  
ASSOCIATES

# FOR LEASE

# HERITAGE VALLEY POINTE

Heritage Valley Pointe is a brand new 23,000 square foot office / retail development in South Edmonton offering an excellent opportunity for professional/ office uses or retail uses.

## HERITAGE VALLEY POINTE ADVANTAGE

Welcome to an outstanding opportunity to lease premier commercial space in the highly desirable Heritage Valley Pointe.

This exceptional development offers approximately 23,000 square feet of prime leasable area, designed to provide a versatile and modern setting for businesses to grow and thrive. Situated along Ellerslie Road with easy access to major routes like Calgary Trail and Gateway Boulevard, Heritage Valley Pointe ensures excellent visibility and convenient accessibility for both customers and employees.

Don't miss this rare chance to establish your business in one of southwest Edmonton's fastest-growing communities. Act now to secure your place in this exceptional commercial hub!



# HERITAGE VALLEY POINTE

## PERMITTED USES:

- CB1 (Low Intensity business) zoning provides for
- Retail
- Office
- Medical
- Convenience stores
- Markets
- Personal service shops
- Restaurants

**Surrounding Demographics:** Heritage Valley Pointe is strategically located along Ellerslie Road, offering quick access to major routes like Calgary Trail and Gateway Boulevard. This prime position ensures high visibility and convenient connectivity, making it an ideal location for attracting a steady customer flow. Nearby amenities, schools, and residential communities further enhance its appeal as a central commercial destination in southwest Edmonton.





# AERIAL MAP



## HOUSEHOLD INCOME

Average Household Income \$138,000



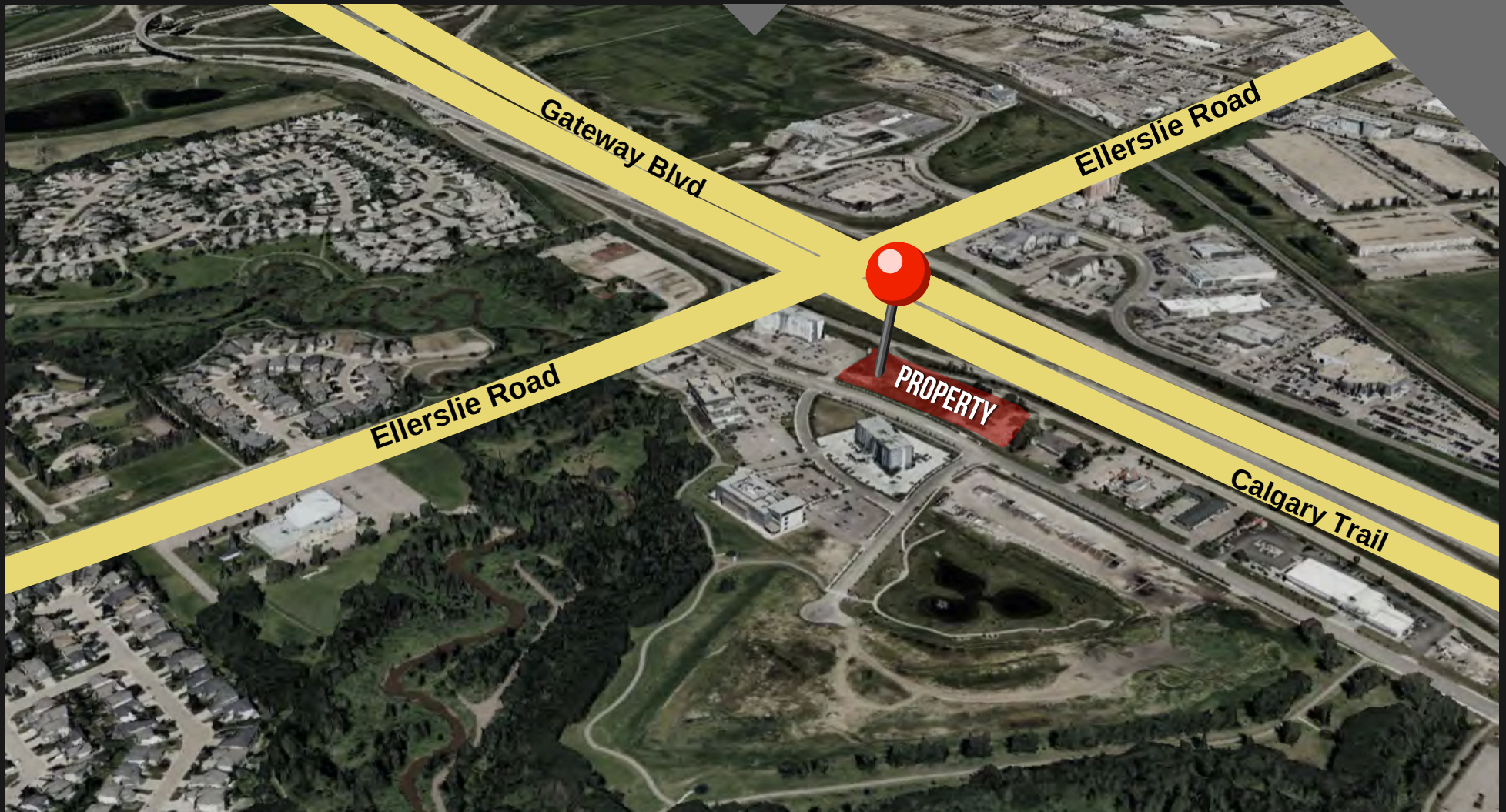
## POPULATION & EXPOSURE

- Population to the west of site: 33,000
- Ownership: 80% of the residential in the area is owned
- Ellerslie Road: 32,000 VPD
- Calgary Trail: 38,000 VPD
- Gateway Blvd: 38,600 VPD

[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)



# AERIAL MAP



[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)



# SURROUNDING AREA



[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)

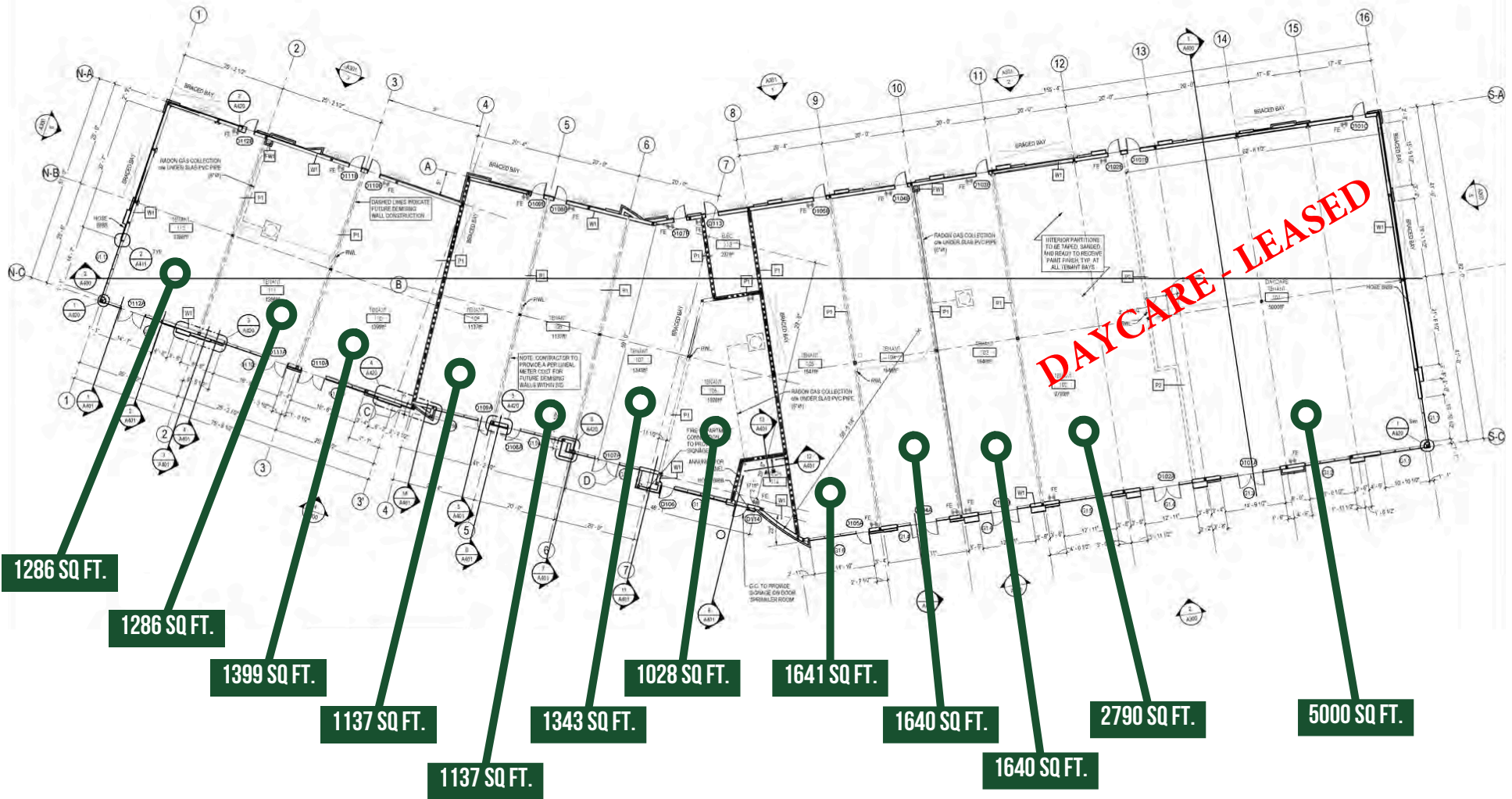
# PROPERTY DETAILS



<b>Transaction Type</b>	<b>For Lease</b>
<b>Address</b>	<b>1115 103A Street SW, Edmonton AB</b>
<b>Zoning</b>	<b>CB1</b>
<b>Building Area</b>	<b>23,000 sq ft</b>
<b>Year Built</b>	<b>2025</b>
<b>Unit Sizes</b>	<b>Approx 1,100+ sq ft</b>
<b>Possession to be Estimated</b>	<b>Q4 2025</b>
<b>Net Lease Rate SF/Annum</b>	<b>Starting at \$38.00 PSF</b>
<b>Lease Op Cost SqFt</b>	<b>TBD</b>



# SITEPLAN





# CONTACT US

MaxWell<sup>®</sup>  
Polaris

MaxWell<sup>®</sup>  
Commercial



ROMI SARNA AND  
ASSOCIATES

**Romi Sarna**

Email : [romi@romisarna.ca](mailto:romi@romisarna.ca)



**(780) 450-6300**

CoStar  
**POWERBROKER  
AWARD**  
2023 ANNUAL AWARDS

**WINNER  
TOP BROKER**

**2022  
ANNUAL  
AWARDS**

CoStar  
**POWERBROKER<sup>™</sup> AWARD**  
THE BEST OF THE BEST

**TOP BROKER**

CoStar<sup>™</sup>  
**POWERBROKER<sup>™</sup>**  
2021 Top Broker Award

