



PHASE 1 READY
Phase 2 COMING 2024

ALLIANCE BAZAAR

7030 ELLERSLIE ROAD SW EDMONTON

MaxWell

Commercial
POLARIS



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.

(780)-450-6300 romi@romisarna.ca
<https://www.romisarna.ca>



WELCOME TO Alliance Bazaar

PROPERTY DETAILS



Property Type/ Transaction Type: For Lease

Community: Ellerslie Community

Land Use/Zoning: DC2

Year built: 2023/2024

Net Lease Rate Starting \$29 PSF second floor and

SF/Annum: Main Floor starting @ \$37

Multiple Bay Sizes: (+CAC)

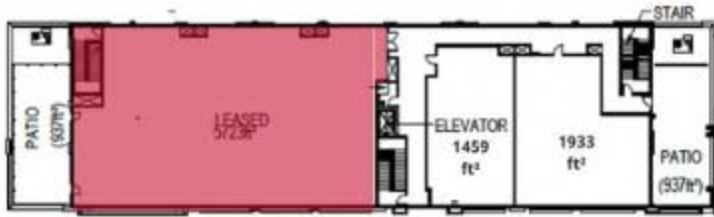
From 800 SQFT

Operating Costs (Lease) \$13.00/sqft./annum (2023 estimate) includes proportionate share of taxes, common area, maintenance insurance and management fees.



SITE PLAN

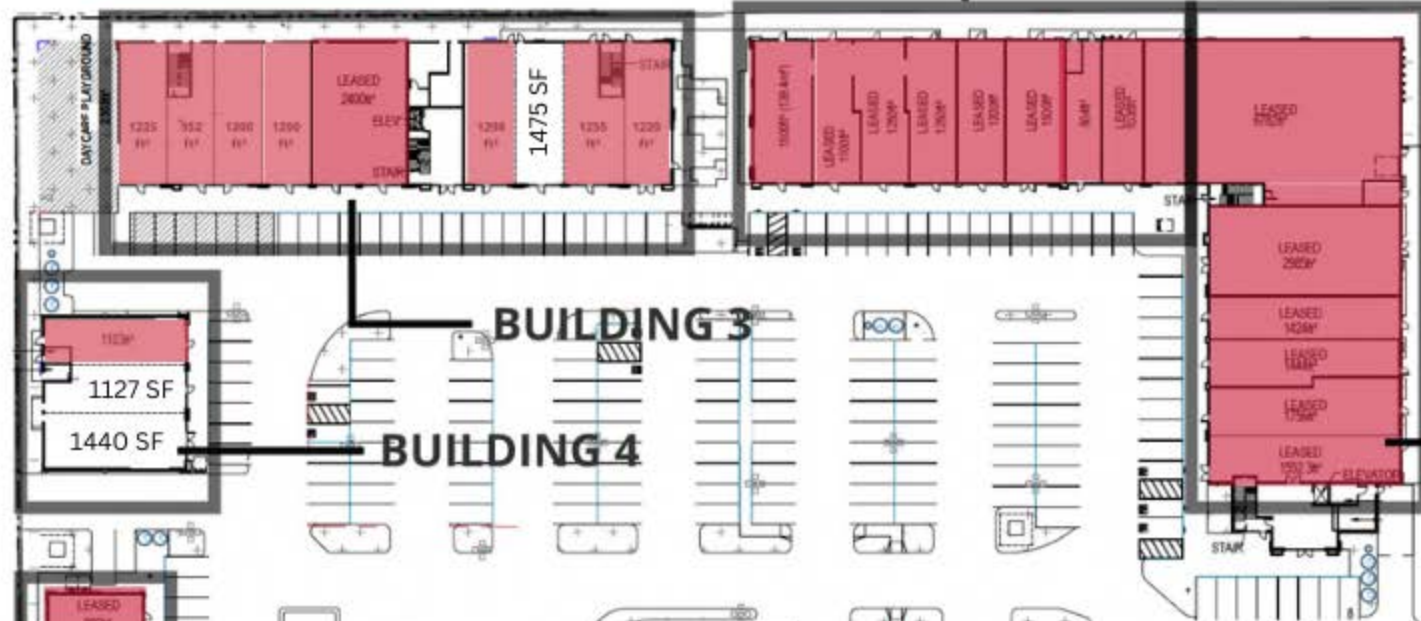
BUILDING 3 SECOND FLOOR



BUILDING 1 SECOND FLOOR



BUILDING 2



BUILDING 3

BUILDING 4

BUILDING 1

BUILDING 6

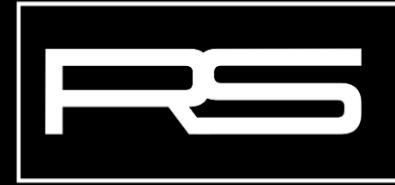
BUILDING 7

BUILDING 5

LEGEND

- LEASED
- AVAILABLE





ROMI SARNA
AND
ASSOCIATES

CONTACT
US



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