

FOR LEASE

Ellerslie Crossing

NORTHWEST CORNER
OF PARSONS ROAD &
ELLERSLIE ROAD

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Accelerating success.

Property Overview

Ellerslie Crossing

This vibrant shopping destination provides excellent exposure along two of the city's busiest southwest corridors and is easily accessible from Queen Elizabeth II Highway and Anthony Henday Drive. Immediate possession is available, with opportunities ideal for medical, education, fitness, and restaurant uses. Join anchor tenants such as Dollarama, Boston Pizza, Pampa Brazilian Steakhouse, McDonald's, and Popeye's, as well as proximity to South Edmonton Common, just three minutes away. Available spaces include 1,263 SF in Building 1 and 6,600 SF in Building 13. Ellerslie Crossing combines convenience, visibility, and a thriving trade area, making it an exceptional location for your business.



Address

Northwest Corner of Parsons road & Ellerslie Road



Operating Costs

\$20.63 PSF



Available

Building 1: 1,263 SF
Building 13: 6,600 SF



Accessibility

Excellent access along Ellerslie Road and Parsons Road.



Shopping Centre Zone (CSC)

Retail, Restaurants, Medical Services, Fitness Centres, Educational Facilities, Personal Services, Child Care, Professional Offices, Financial Services, Indoor Recreation, Entertainment, Cannabis Retail, Gas Bars, Hotels, Bars/Pubs, Breweries, Multi-Unit Housing (above retail), Automotive Services (on large sites), Religious Assembly. .



Anchored Tenants Include:

- | | |
|----------------|------------------------------|
| ✓ Boston Pizza | ✓ Pet Valu |
| ✓ Dollarama | ✓ McDonalds |
| ✓ Kal Tire | ✓ Firehouse Subs |
| ✓ Lube City | ✓ Kal Tire |
| ✓ RBC | ✓ Popeye's Louisiana Kitchen |
| ✓ Subway | ✓ Turquaz Kebab House |
| ✓ Love Pho | ✓ Pampa Brazilian Steakhouse |
| ✓ ICICI Bank | ✓ TD Bank |



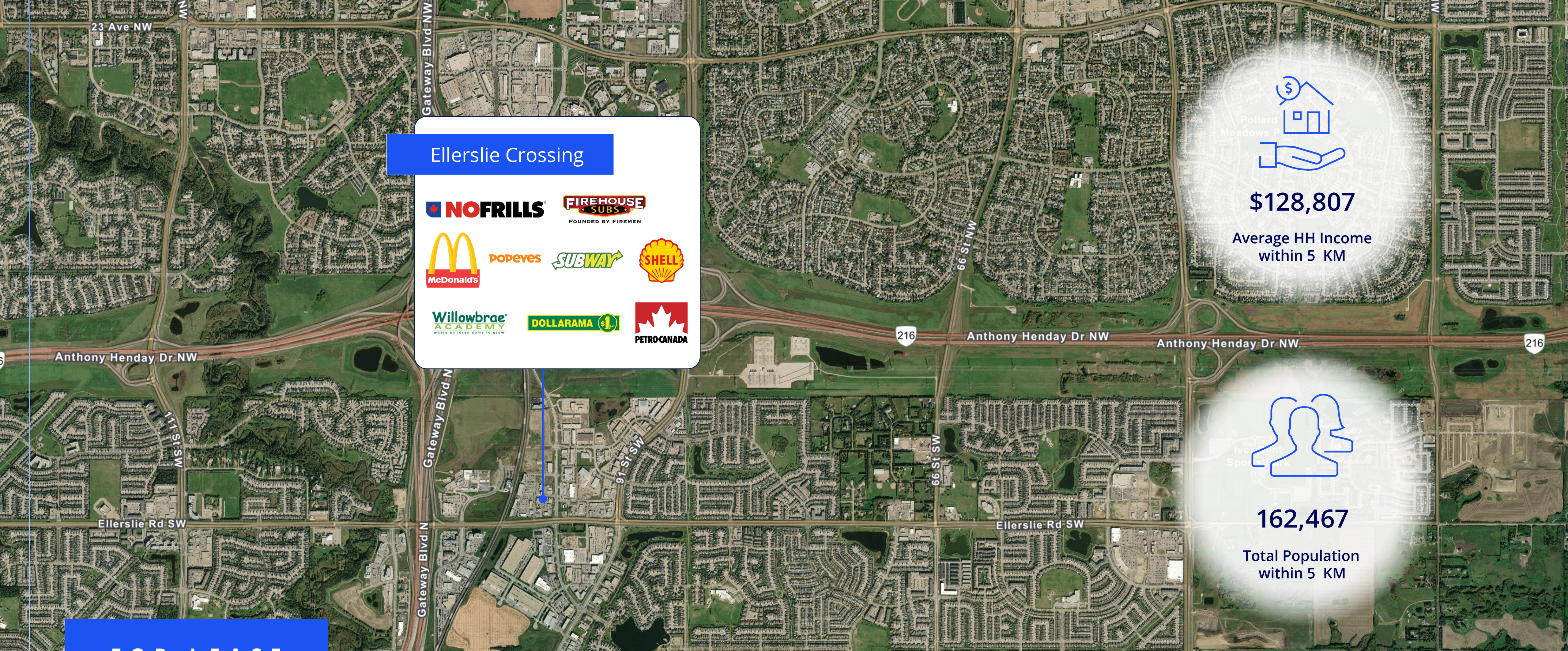
Parsons Road



Ellerslie Road



Site Overview



Ellerslie Crossing

NOFRILLS **FIREHOUSE SUBS**
FOUNDED BY FIREMEN

McDonald's **POPEYES** **SUBWAY** **SHELL**

Willowbrae ACADEMY **DOLLARAMA** **PETRO-CANADA**
where children come to grow

\$128,807
Average HH Income within 5 KM

162,467
Total Population within 5 KM

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