



For Lease

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Colliers

Ellerslie Crossing

North West Corner of Parsons Road
and Ellerslie Road, Edmonton, AB

- Anchored by No Frills, Dollarama and McDonald's
- Surrounded by rapid residential growth
- High visibility with excellent access
- Flexible retail opportunities available
- Excellent access to Ellerslie Road
- Prime corner location at Parsons Road and Ellerslie Road

Building Highlights

Address
Northwest Corner of Parsons road & Ellerslie Road

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

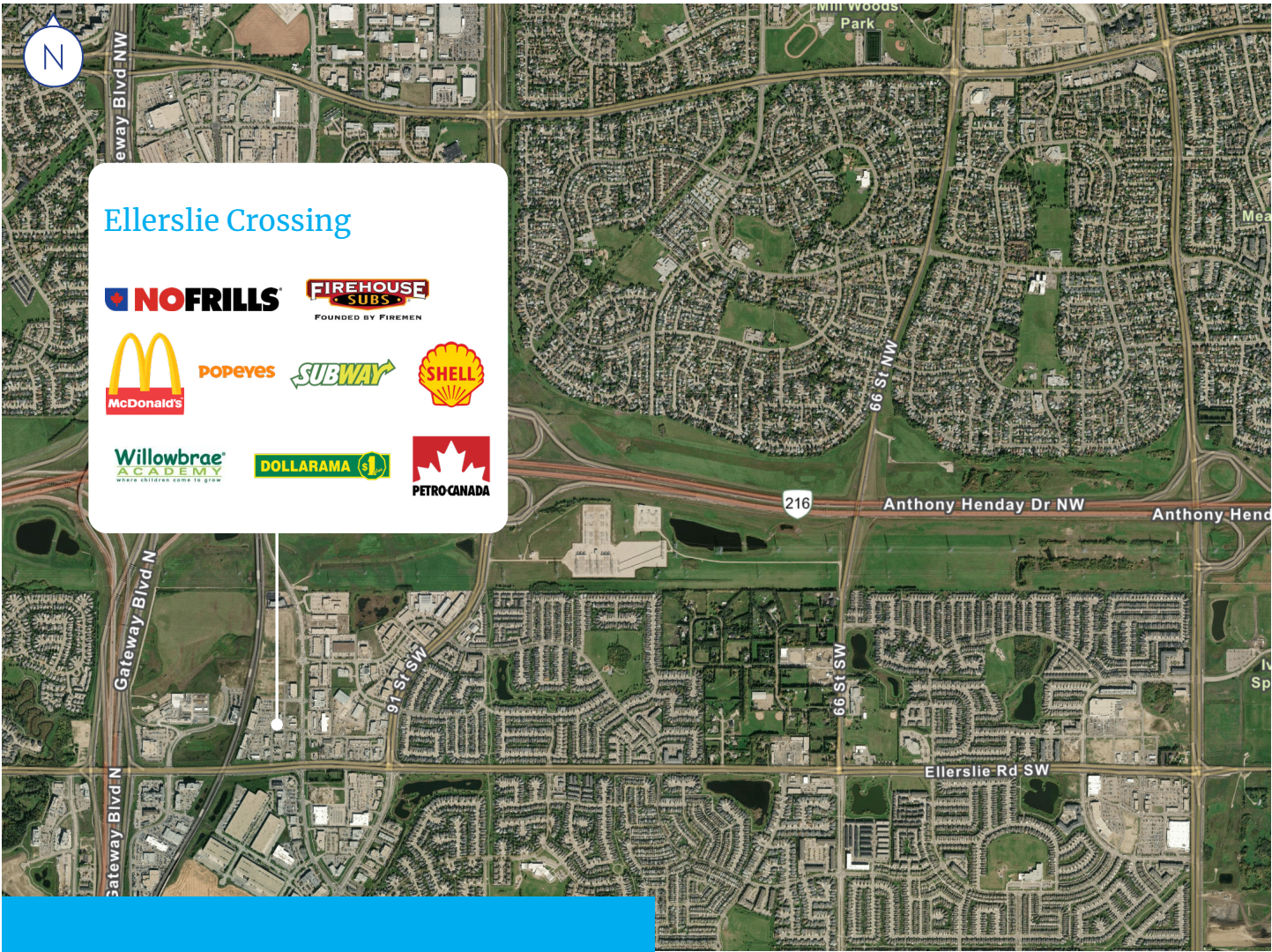
General Commercial Zone (CG)
Retail, Restaurants, Medical Services, Fitness Centres, Educational Facilities, Personal Services, Child Care, Professional Offices, Financial Services, Indoor Recreation, Entertainment, Cannabis Retail, Gas Bars, Hotels, Bars/ Pubs, Breweries, Multi-Unit Housing (above retail),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

Operating Costs
\$20.63 PSF

Accessibility
Excellent access along Ellerslie Road and Parsons Road.

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



Ellerslie Crossing

NOFRILLS **FIREHOUSE SUBS**
FOUNDED BY FIREMEN

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

Willowbrae ACADEMY **DOLLARAMA** **PETRO-CANADA**
WHERE OUTDOORS COME TO GROW

Location Highlights

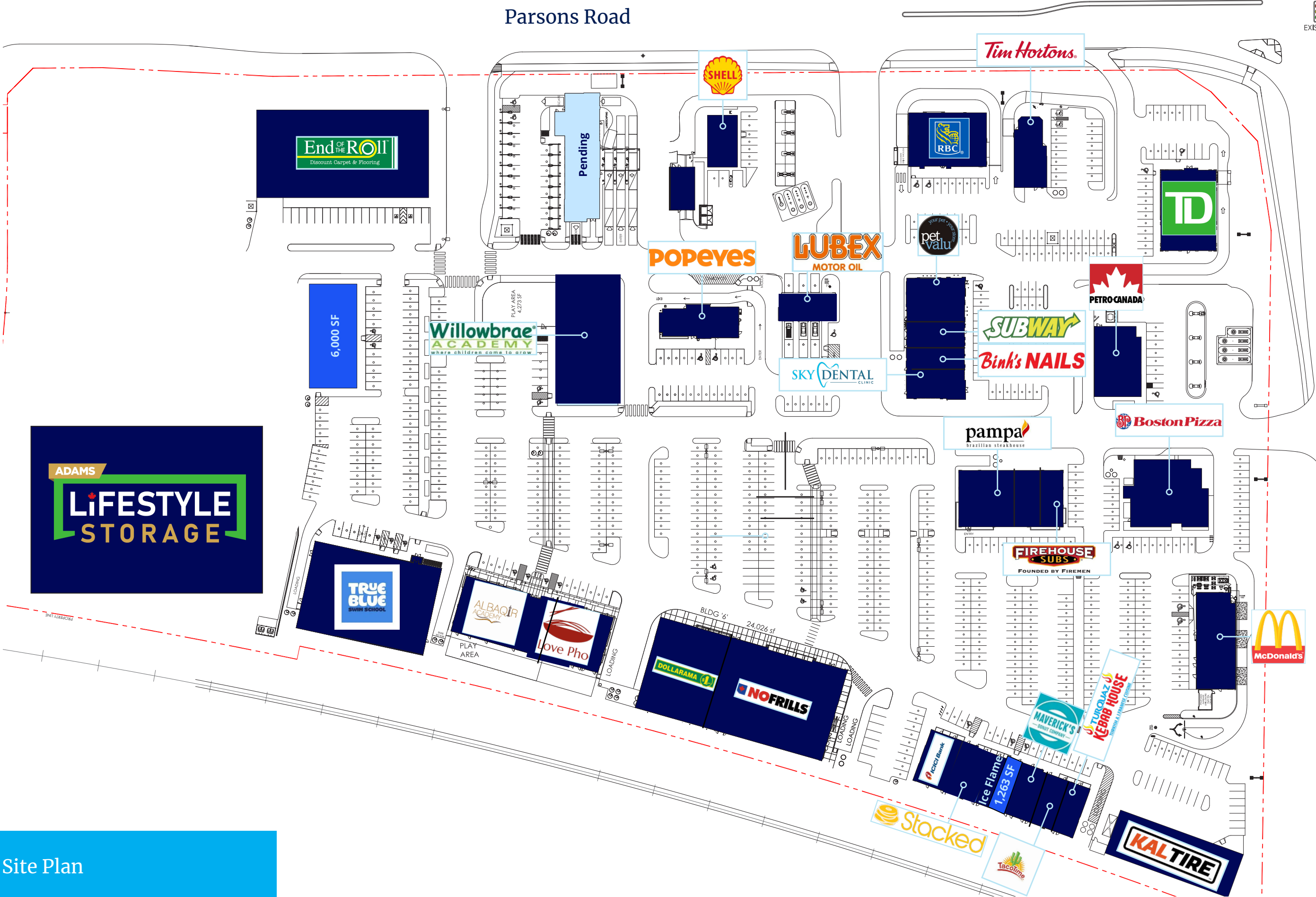
- Positioned at the Parsons Road and Ellerslie Road intersection, sharing immediate vehicle and foot traffic with neighboring high-profile retail developments.
- Surrounded by a rapidly expanding southwest Edmonton community, establishing this specific corner as a primary shopping and professional hub.
- Located just three minutes from South Edmonton Common, putting one of Canada's largest open-air retail developments right down the street.
- Nestled directly within a high-income trade area, supported by strong residential neighborhoods with an average household income of \$128,807.
- Directly connected to Anthony Henday Drive and the Queen Elizabeth II Highway.

Demographics Within 5 KMS

	Population	82,696
	Daytime Population	91,930
	Number of Households	34,643
	Median Household Income	\$179,063

Parsons Road

Ellerslie Road



Site Plan

For Lease

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.

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