

FOR LEASE

RE/MAX[®]

COMMERCIAL

HARVEST POINTE RETAIL SPACE
992 SF AND 1,131 SF AVAILABLE



5017 Ellerslie Road & 5065 Watt Common Edmonton | Alberta

- Harvest Pointe is a newly developed commercial complex ideally situated off major arteries with strong anchor tenants including IHOP, TD Canada Trust, RBC Royal Bank, Servus Credit Union and numerous food & retail related businesses.
- Two units available consisting of ± 992 SF and ± 1,131 SF with ample parking. Tenant improvement allowance available.
- High traffic exposure to over 24,000 vehicles per day along 50th Street and 13,800 vehicles per day along Ellerslie Road.

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Edmonton's **ONLY** RE/MAX Commercial Office

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Harvest Pointe is located in the Walker neighbourhood in south east Edmonton. Surrounded by high profile retail including Wal-Mart, Sobeys, TD Canada Trust, RBC Royal Bank and Shoppers Drug Mart. Ellerslie Road and 50th Street are primary routes which takes commuters from this location to Downtown or the Edmonton International Airport in less than 30 minutes.



DISTANCE

Anthony Henday	6 Minutes
Edmonton Int'l Airport	20 Minutes
Downtown Edmonton	25 Minutes

-  surface parking stalls on-site
-  24,000 vehicles per day
-  50 Street & Ellerslie Road exposure
-  convenient transit options
-  41,955 population within 3 km
-  \$110,665 household income average within 3 km

Ellerslie Road



Address	5017 Ellerslie Road & 5065 Watt Common Edmonton
Units Available	(1) ± 992 SF (2) ± 1,131 SF
Zoning	DC1 - Direct Development Zone
Available	Immediately
T.I Allowance	\$20/SF
Signage	\$200/month pylon sign available
Lease Rate	Starting at \$36/SF
Op. Costs	\$15.46/SF (estimate)

CONTACT US

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