

FOR LEASE

ALCES CENTRE

Retail and Office Units



**2755 Alces Way SW,
Edmonton, AB**



Gurmeet Sandhu, COMMERCIAL REALTOR®

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PROPERTY HIGHLIGHTS

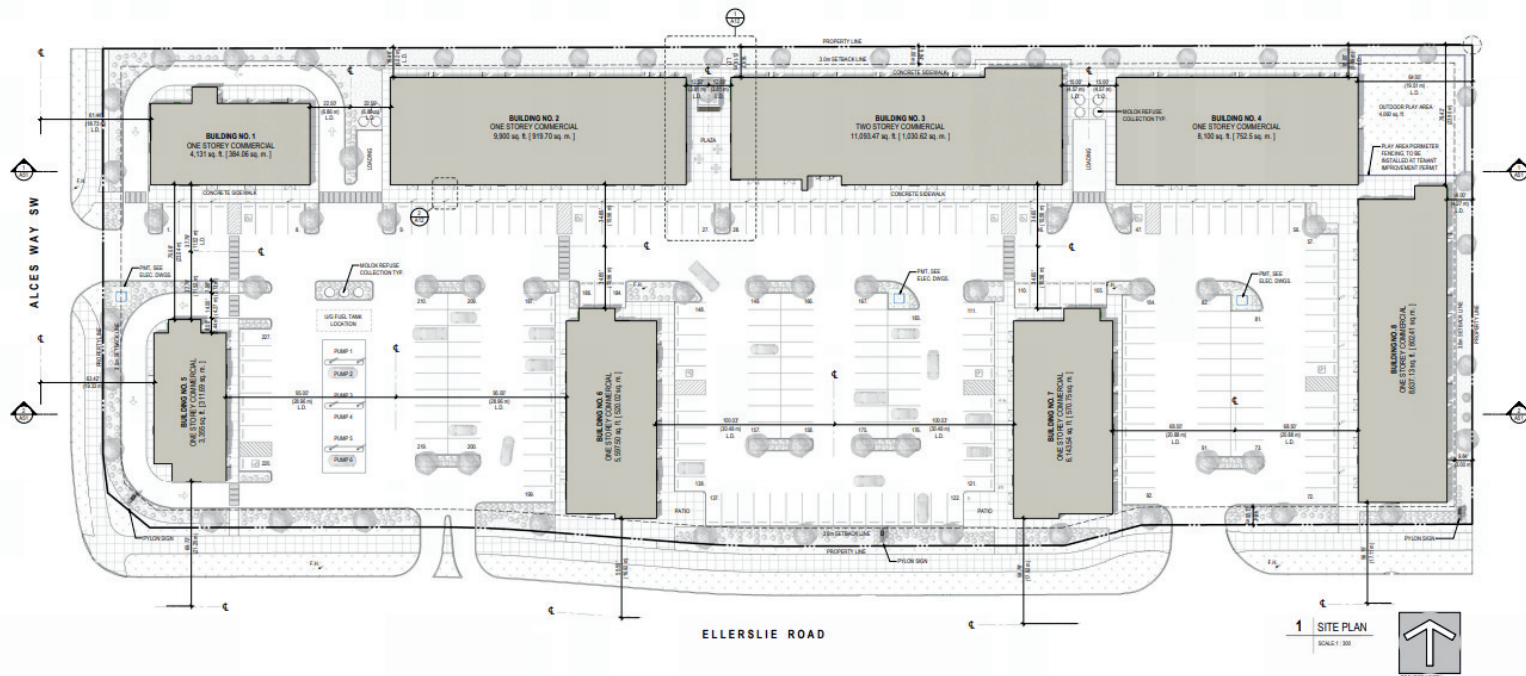


- Brand New Commercial Development
- Prime Corner Location on Ellerslie Road & Alces Way SW
- 68,051 SF Mixed-Use Commercial Development
- 8 Standalone Commercial Buildings
- Retail & Professional Commercial Opportunities
- Flexible Unit Sizes (larger standalone opportunities also available)
- 227 On-Site Parking Stalls
- Population: 38,967
- Household: 12,330
- Patio & Plaza Areas Included
- Total Consumer Spending: \$433 M
- Modern Contemporary Architecture
- High Visibility Pylon Sign Locations
- Direct Front-Entrance Parking for Customers
- Neighbourhood Commercial Zoning (CN Zone)

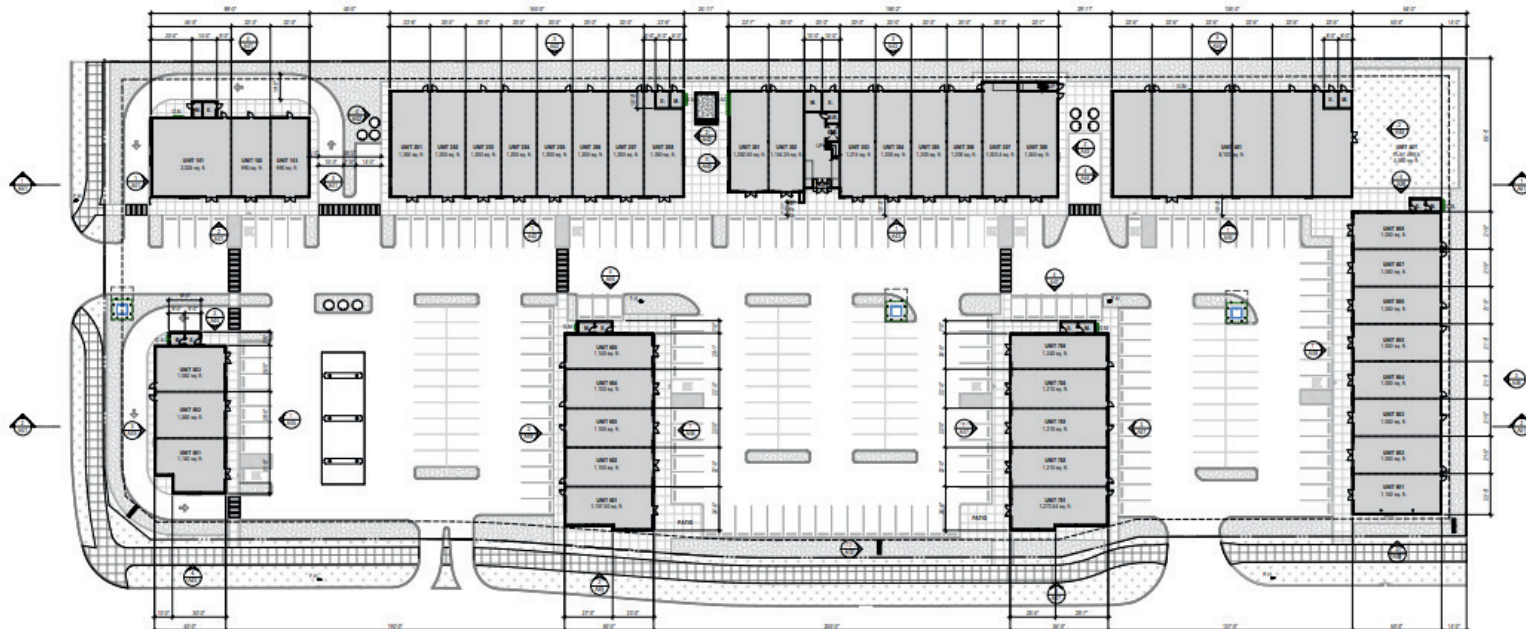
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PROPERTY DETAILS



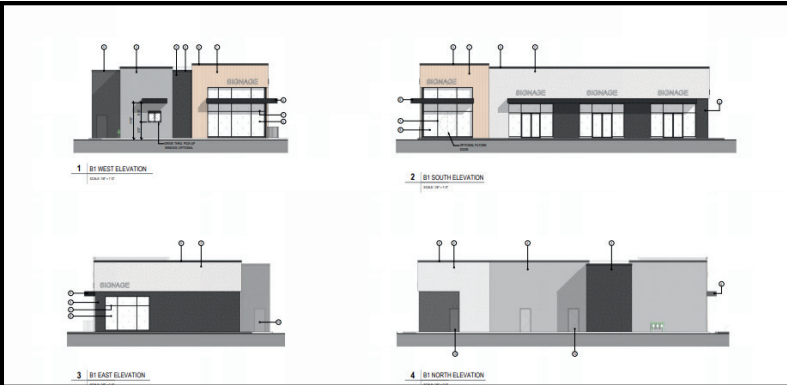
FLOOR PLANS



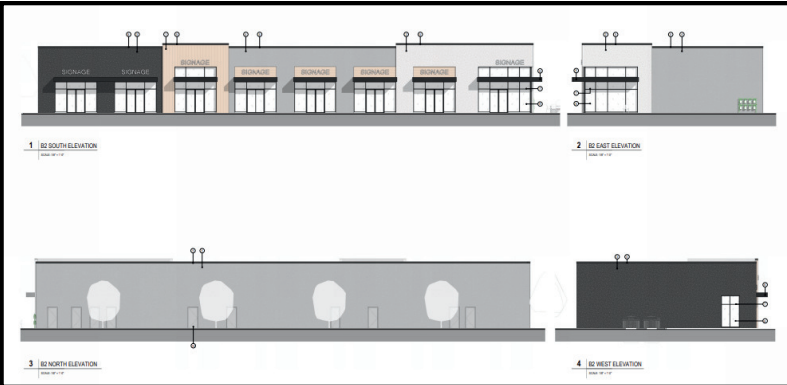
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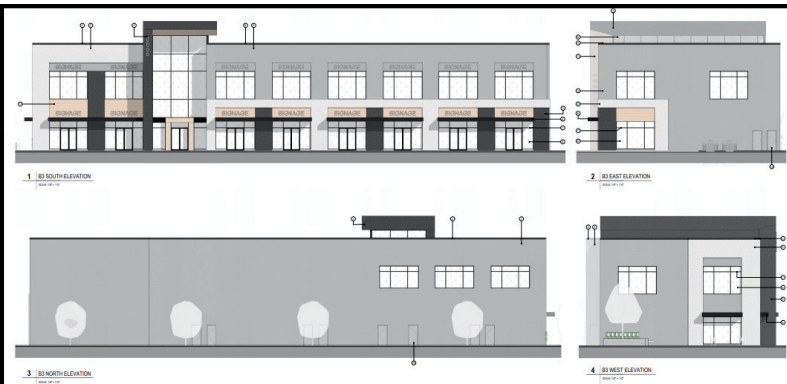
BUILDING ELEVATION



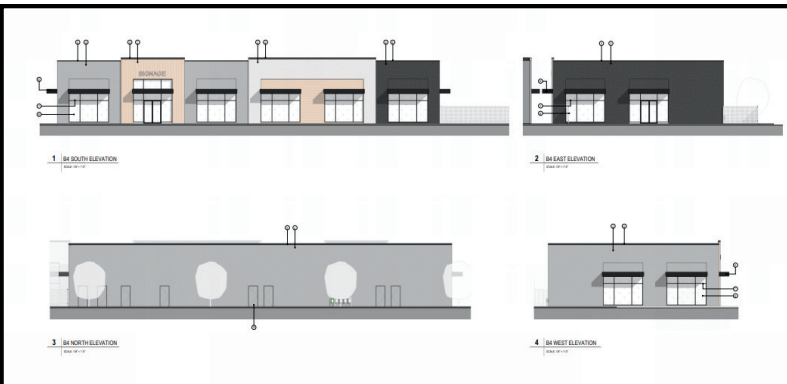
Building 1



Building 2



Building 3



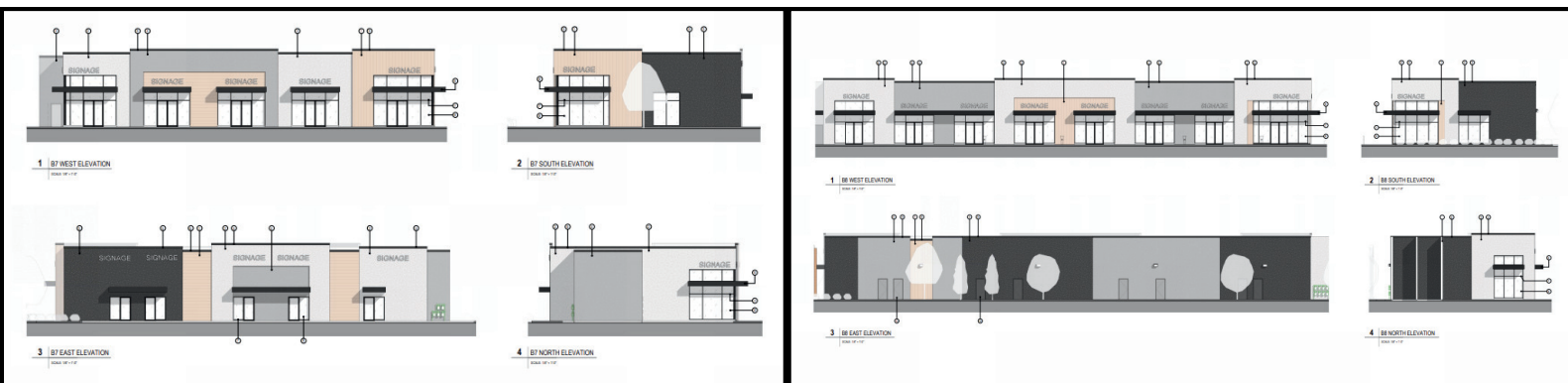
Building 4

BUILDING ELEVATION



Building 5

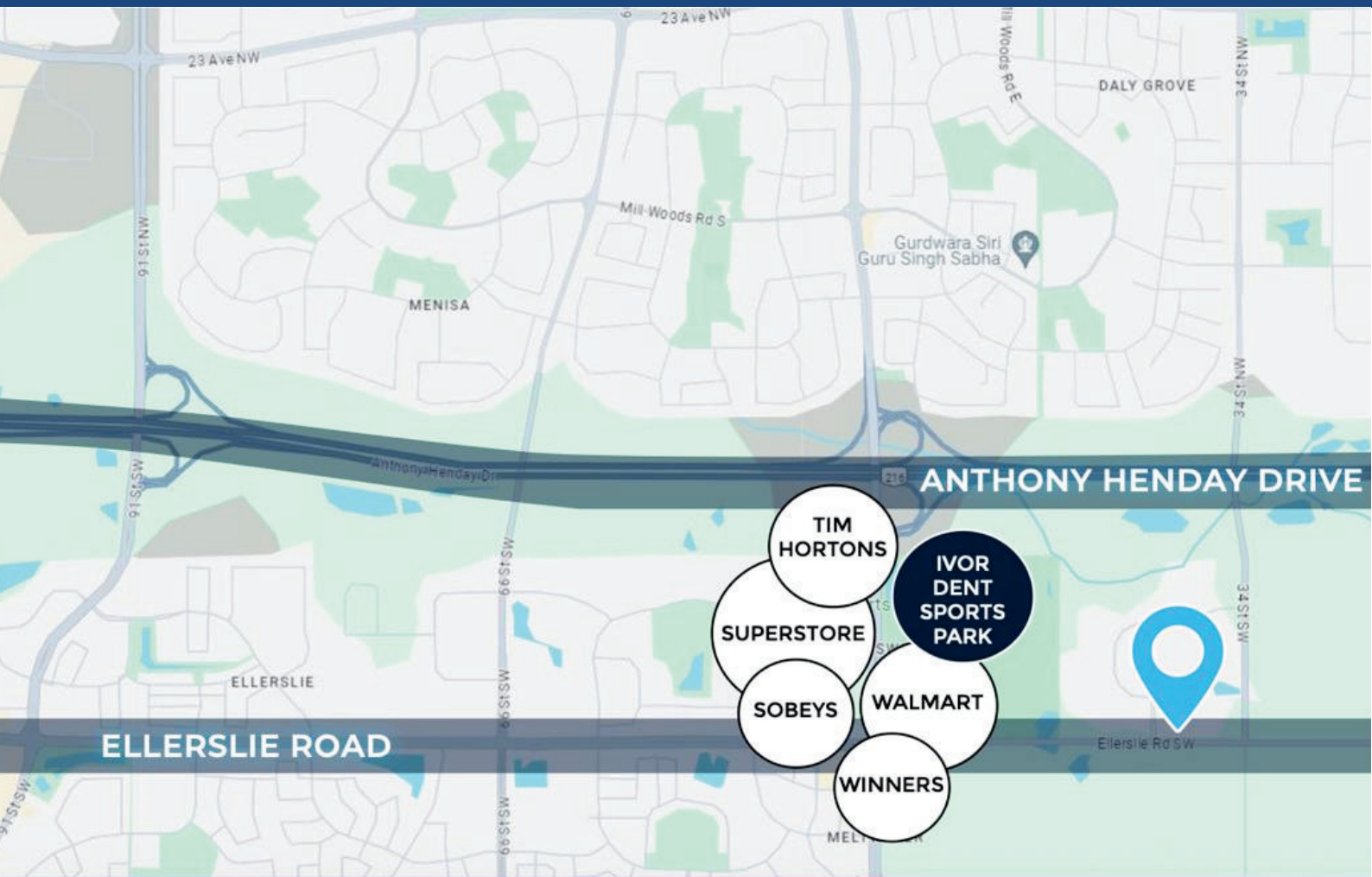
Building 6



Building 7

Building 8

LOCATION



- **POPULATION: 28,967**
- **HOUSEHOLD: 12,330**
- **MEDIAN AGE: 33.7**
- **AVERAGE HOUSEHOLD INCOME: \$112K**
- **TRAFFIC VOL. ELLERSLIE & 50 ST 24,600**

Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information and does not form part of any contract.

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PHOTO GALLERY



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