

FOR LEASE

Ellerslie Gate Plaza



811 75 Street SW
Edmonton, AB



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PROPERTY HIGHLIGHTS



- **Site: 4 Acres**
- **Zoning: CB 1**
- **Lease Rate: Market**
- **Additional Rent: \$15 per Sq. Ft (2024)**
- **Possession: Summer 2026**
- **Located in South Edmonton**
- **Flexible unit sizes available**
- **Ample Parking Space**
- **Built in Customer base**
- **Close Proximity to Calgary Trail & Anthony Henday**



Population (Estimate): 28,300 (3 Km)



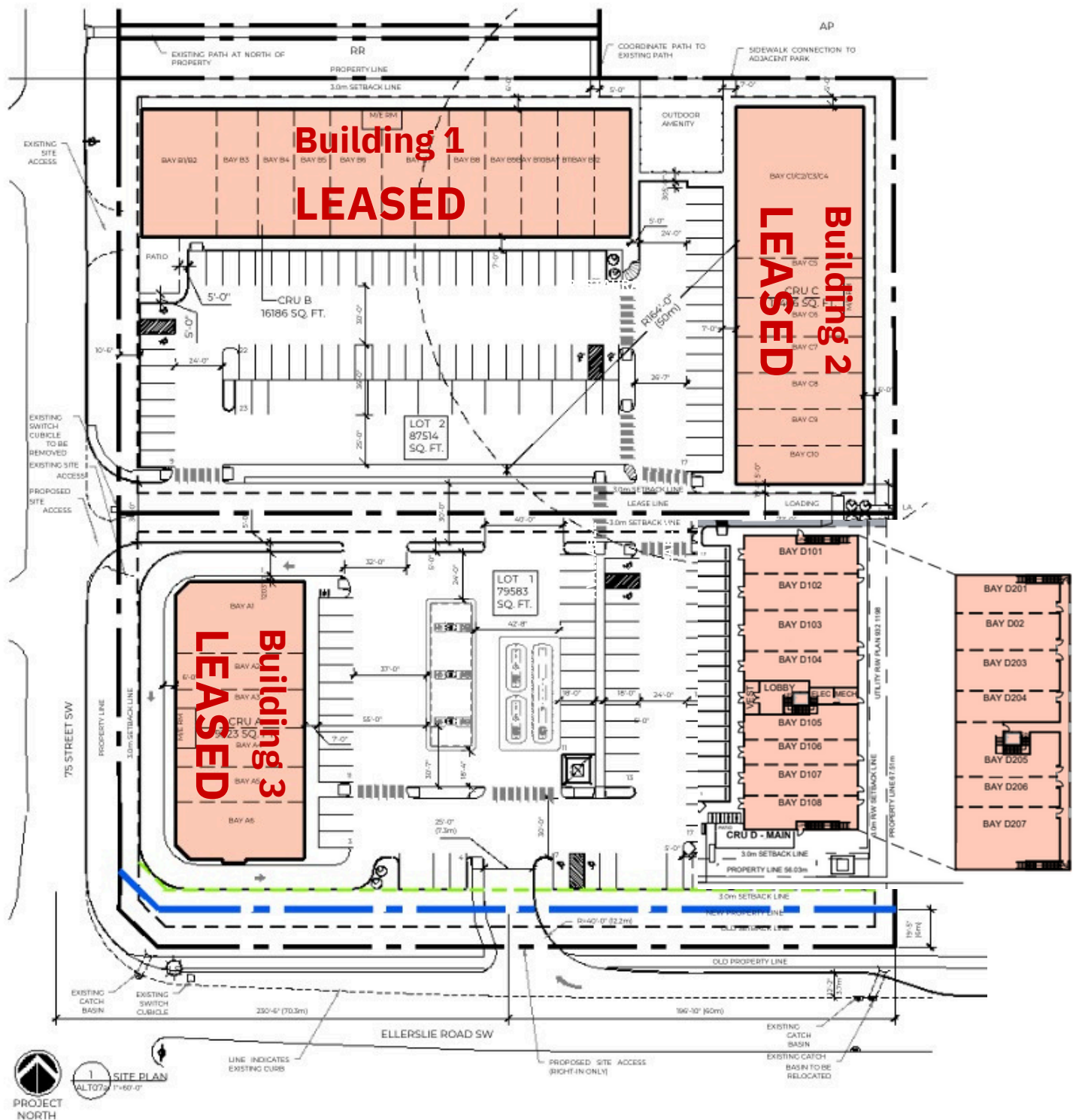
Median Household Income (Estimate) \$127,000

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SITE PLAN



Building 4 Layout

**Building 4
AVAILABLE**



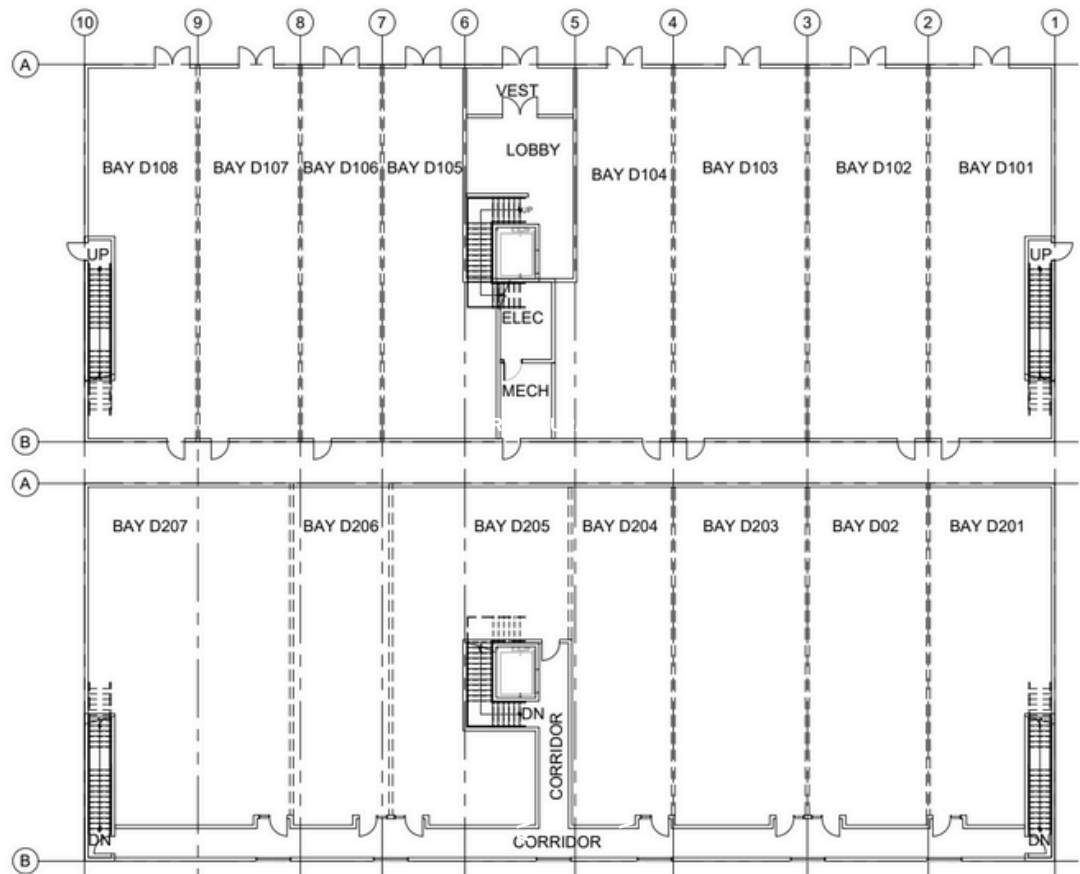
PROJECT
NORTH

1 MAIN FLOOR PLAN
ALT05 1/16"=1'-0"



PROJECT
NORTH

1 2nd FLOOR PLAN
ALT05 1/16"=1'-0"



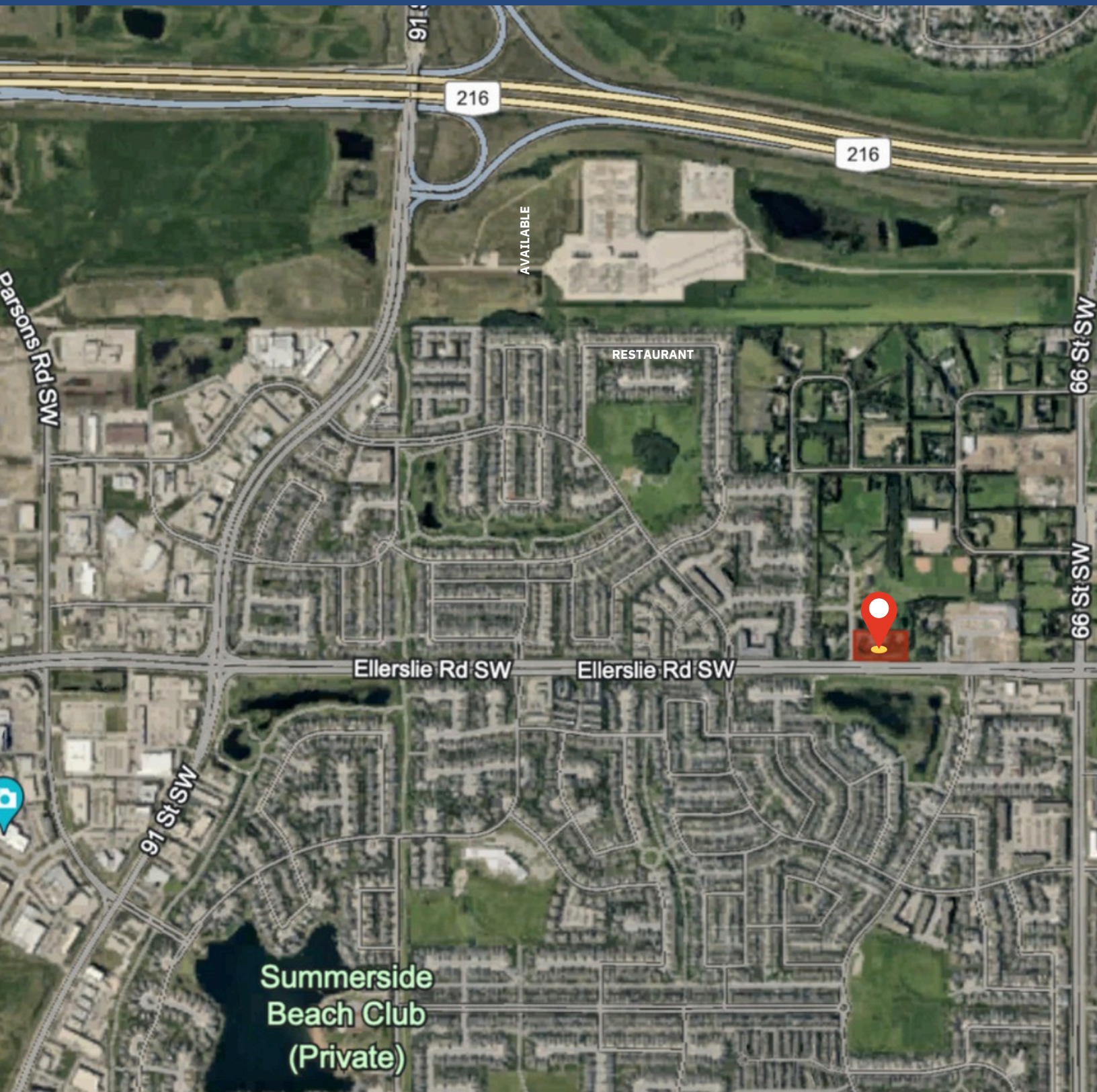
- 21,730sq ft two-storey building for retail, office, medical & restaurant use
- Prime Ellerslie Rd location with easy access to Anthony Henday & QE2
- New modern build – construction starts 2025, possession in 2026
- End-cap units with patio potential for dining, retail display, or seasonal use
- Ample surface parking for tenants & customers

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LOCATION



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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