

FOR LEASE

Ewing Plaza East

Retail & Office Units

Coming Winter 2026/ Spring 2027

Variable Unit Sizes



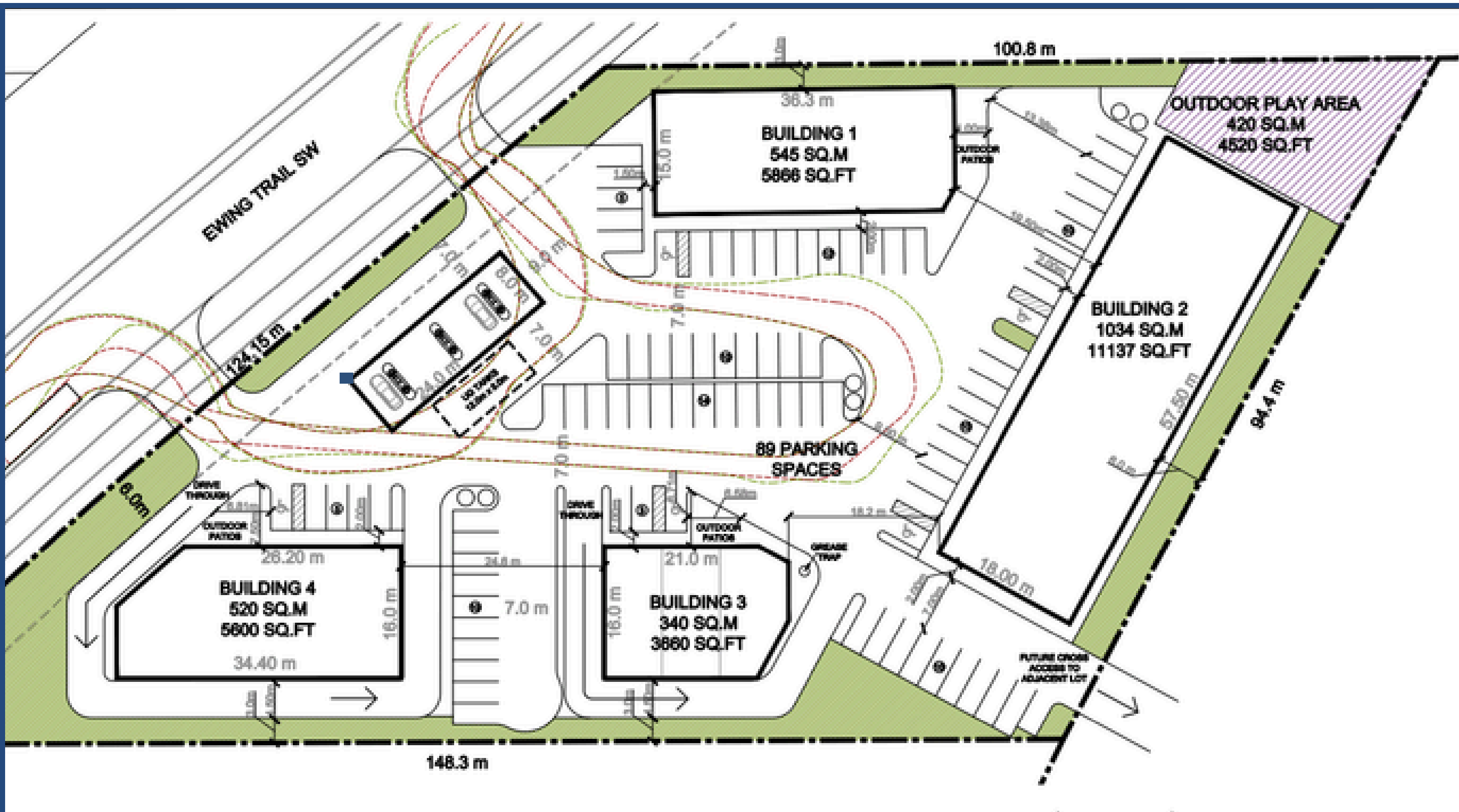
**3307 Ewing Trail SW
Edmonton, AB**



Gurmeet Sandhu, REALTOR®
780.991.6663 |
gurmeetsandhu141@gmail.com

Gurprit Gill, REALTOR®
587.501.9936 |
gurprit.gill@remax.net

PROPERTY HIGHLIGHTS



- Lease Rate: Market
- Op. Costs: \$14.00 per sq.ft (Estimate)
- Zoning: EIB to be changed to DC2
- Possession: Winter 2026/ Spring 2027
- Retail and Office space available
- Located in Southwest Edmonton
- Flexible unit sizes available
- Ample Parking Space
- Featuring Two Drive Thru Units
- Close Proximity to Anthony Henday, 41 Ave., Calgary Tr & QE2



VPD: 17,381 (2024)
North of EBY Road SW

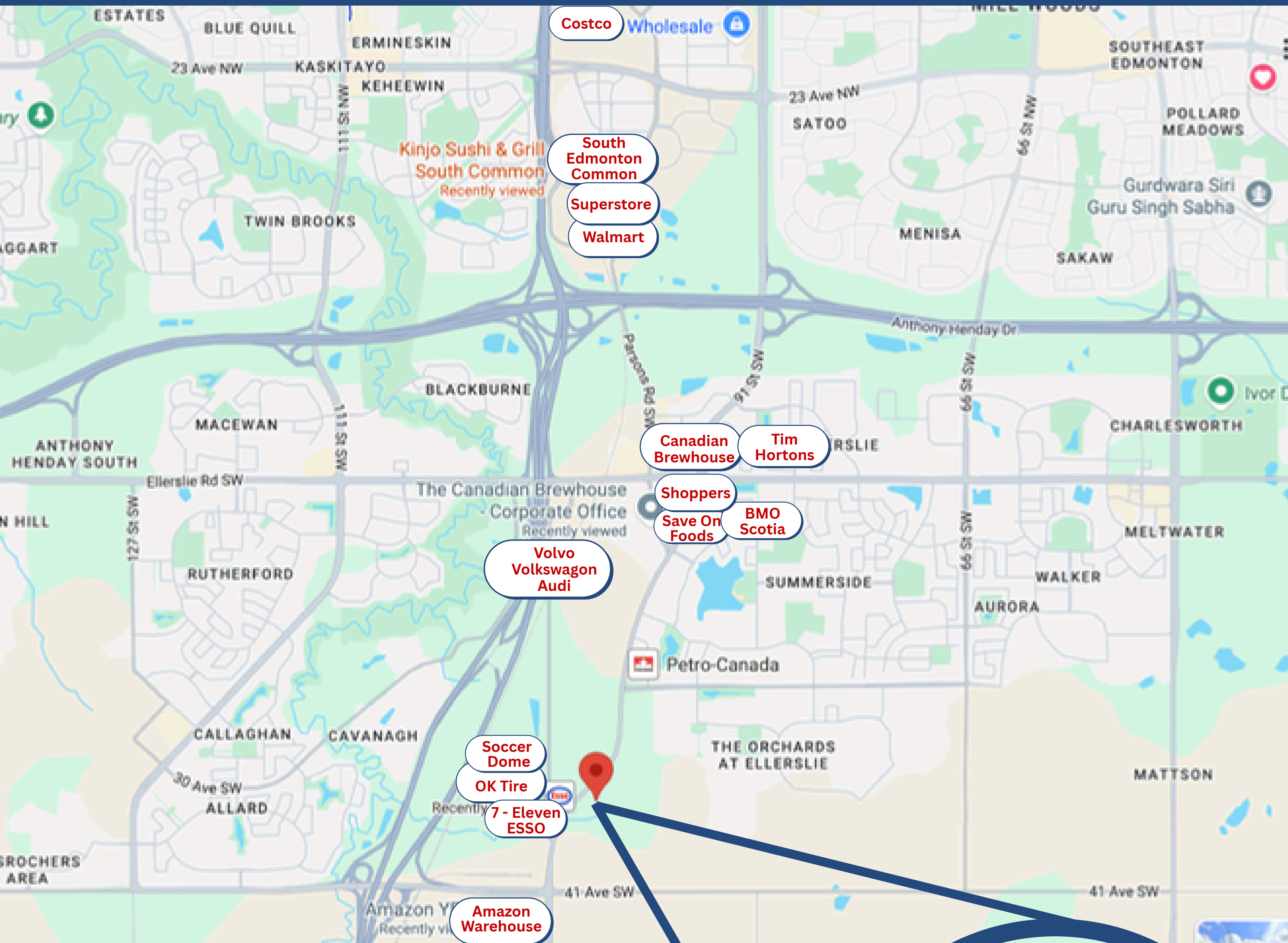


Median household income
~\$120,000 within 5 km radius

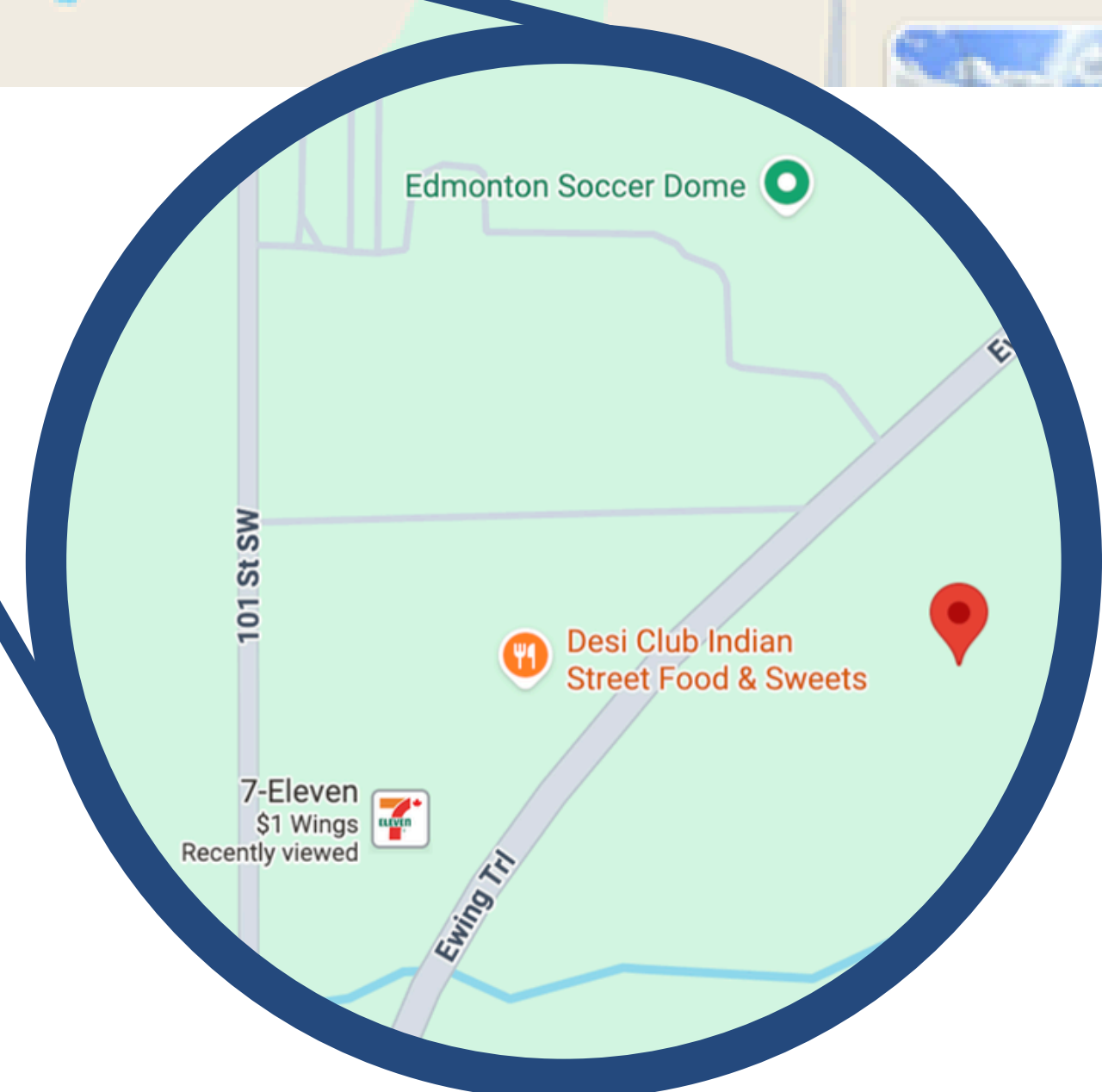
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PROPERTY LOCATION



- Near major Amazon warehouse – high employment site and regional traffic generator
- Quick access to 91 St, 41 Ave SW, QEII, Gateway Blvd & Anthony Henday
- Directly across from Canada's largest soccer dome – 800K+ annual visitors
- Surrounded by upscale communities (Summerside, Orchards, Rutherford) with nearby schools, parks & family amenities



NEIGHBORING LANDMARKS



**Edmonton
Soccer Dome**

OK Tire



**Amazon
Fulfillment
Centre**

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.

Gurmeet Sandhu, REALTOR®
780.991.6663 | gurmeetsandhu141@gmail.com
10835 - 124 Street Edmonton, AB. T5H 1P9

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