Car Wash
leased

Building 2

Building 4

Building 3

Drive Thru

FOR LEASE

LAST FEW UNITS AVAILABLE!

EWING TRAIL PLAZA WEST
3408 Ewing Trail SW, Edmonton, Alberta

Property Highlights

High-exposure retail units for immediate possession are available in the vibrant and fast-growing SW Edmonton. This high-quality development has tall 18-foot ceilings, large glass double doors, and wide windows for enhanced visibility.

The area is rapidly developing with the Amazon Fulfillment Centre and Edmonton Soccer Dome as the latest additions. The plaza is located close to the Ewing Trail and 41 Avenue SW intersection; these arterial roads are seeing upgrades/widening to accommodate for the increasing traffic flow. The development is near the diverse, young, and high-income neighbourhoods of Orchards, Summerside, Ellerslie, and Rutherford.

Current zoning (DC2) allows for a variety of uses such as Restaurants, Pubs and Bars, health services, Day Care, Veterinary Services, Convenience and General Retail stores, Personal Services Shops, Financial and Insurance businesses etc. Join existing tenants: Day Care, Restaurant, Hair Salon, Pizza Shop, Liquor Store, Car Wash (10 Bays), Pet Salon, Barber Shop.

Lease Base	Starting at $39 PSF
OP Costs	$7.50 PSF
Unit Sizes	± 1,000 to 3,315 SF
Possession	Immediate

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RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

📞 (780) 994 1646   ✉ ravi.thakur@commercialyeg.ca

THE SURROUNDING POPULATION IS EXPECTED TO GROW BY 25% BY 2028

DEMOGRAPHICS

3408 Ewing Trail

Ewing Trail is located in Ellerslie Industrial which consists of 429 hectares of industrial land. The area has a mix of industrial business and agricultural uses. The industrial business designation will accommodate a range of light industrial business and high-technology uses. Ellerslie Industrial is adjacent to Queen Elizabeth Highway II with connection to Calgary, U.S. destinations, and Edmonton's International Airport.

Edmonton Research Park is located a few kilometers north of the neighbourhood, and the area itself has three major industrial parks: Gateway Business Park, Southport Business Park, and Ellerslie Industrial Park. Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie -- which are diverse, young, and high-income neighbourhoods.
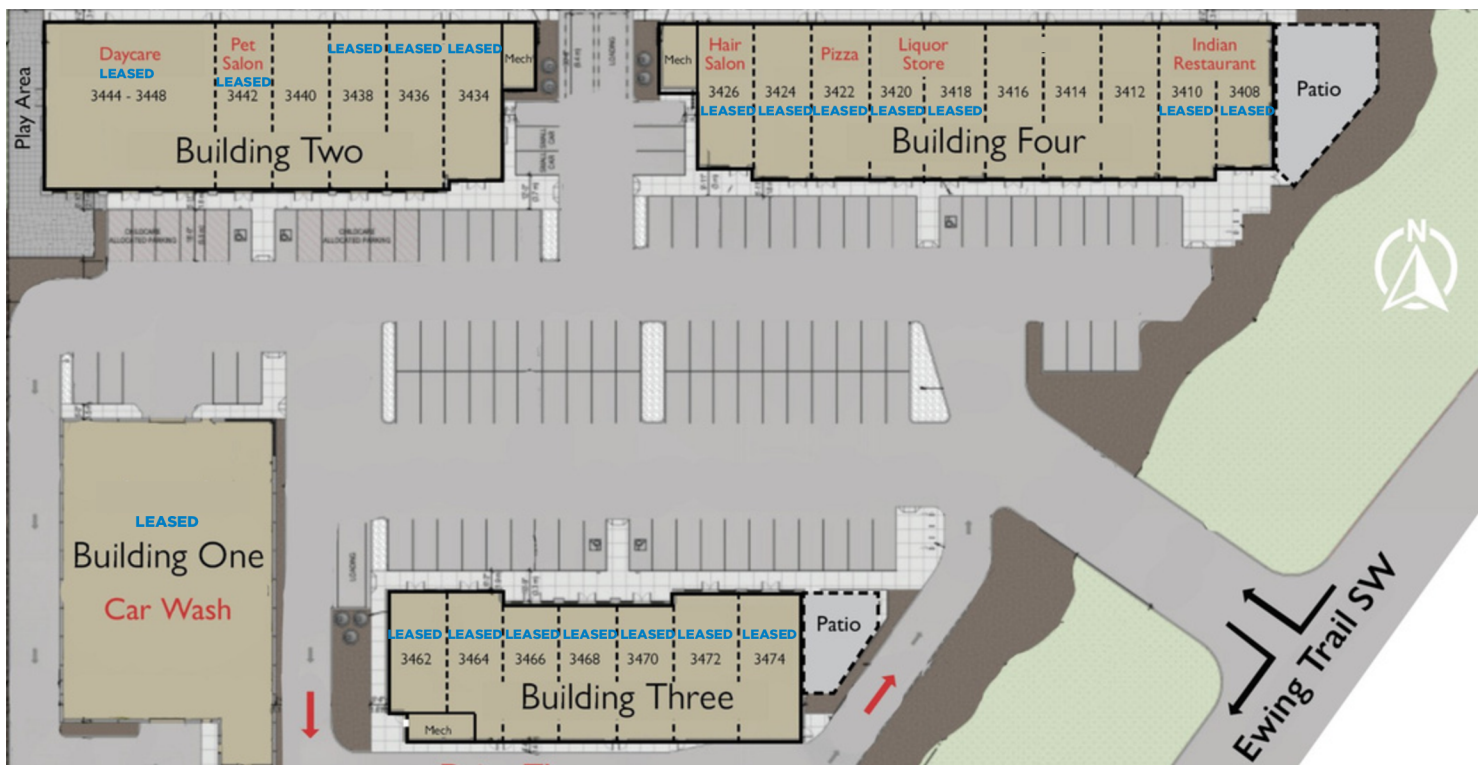
POPULATION
55

COMMUTE
91.7% Car

HOUSING
Owner: 89.3%
Renter: 10.7%

INCOME
Individual: $65.5k
Family: $143.6k

commercialyeg.ca STATISTICS SOURCE: REALTOR.CA AS OF OCTOBER 2024. STATS ARE SUBJECT TO CHANGE, PLEASE CALL FOR MORE INFORMATION.

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Building One: Car Wash

Building Two

3444 - 3448	**LEASED** 3,585 SF Daycare
3442	1,216 SF **LEASED**
3440	1,196 SF
3438	1,000 SF **LEASED**
3436	1,198 SF **LEASED**
3434	1,124 SF **LEASED**

Building Three

3462	815 SF	**LEASED**
3464	928 SF	**LEASED**
3466	988 SF	**LEASED**
3468	970 SF	**LEASED**
3470	984 SF	**LEASED**
3472	1,192 SF	**LEASED**
3474	1,115 SF	**LEASED**

Building Four

3426	**LEASED** 1,024 SF Hair Salon
3424	**LEASED** 1,093 SF Barber Shop
3422	**LEASED** 1,105 SF Pizza
3420 - 3418	**LEASED** 3,210 SF Liquor
3416 - 3414	2,208 SF
3412	1,103 SF
3410 - 3408	**LEASED** 2,140 SF Indian Restaurant

CONTACT:

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