

# AMBLESIDE POINTE

3581 Allan Dr. SW  
Edmonton AB

SIGNAGE

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MaxWell

Commercial



ROMI SARNA AND  
ASSOCIATES

# FOR SALE

# AMBLESIDE POINTE

Perfect for medical, professional, financial, office, and personal service usages - this offers a unique investment opportunity within Windermere Gate, an esteemed enclave nestled in one of the city's most burgeoning and upscale neighborhoods in Edmonton.

## WINDERMERE/AMBLESIDE ADVANTAGE

**Prime Location:** situated in one of Edmonton's fastest growing districts, with a prominent location along Rabbit Hill Road & Anthony Henday Drive, implies that your business stands to gain from the extensive customer traffic that frequents the area on a daily basis.

**Excellent Transportation Links:** Located near major roads (Ellerslie Road, Rabbit Hill Road, Windermere Blvd, Anthony Henday, etc.) and public transportation stops, customers can reach Allan Drive with ease.

**Surrounding Demographics:** Ambleside residents are mostly young couples, and many of them have young children. It is a new, up-and-coming neighbourhood that attracts mid-to-high income earners looking to start their families in a safe, quiet neighbourhood.





# AERIAL MAP



## HOUSEHOLD INCOME

Avg. Household Income \$172,943  
24.6% of households earn \$60,000 to \$100,000



## POPULATION & EXPOSURE

- Population (5 km): 81,809
- Households (5 km): 27,977
- 45.5% growth (2013-2018)
- Ellerslie Road: 8,900 VPD
- Rabbit Hill Road: 33,500 VPD
- Windermere Blvd: 8,100 VPD

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# AERIAL MAP



**PROPERTY**

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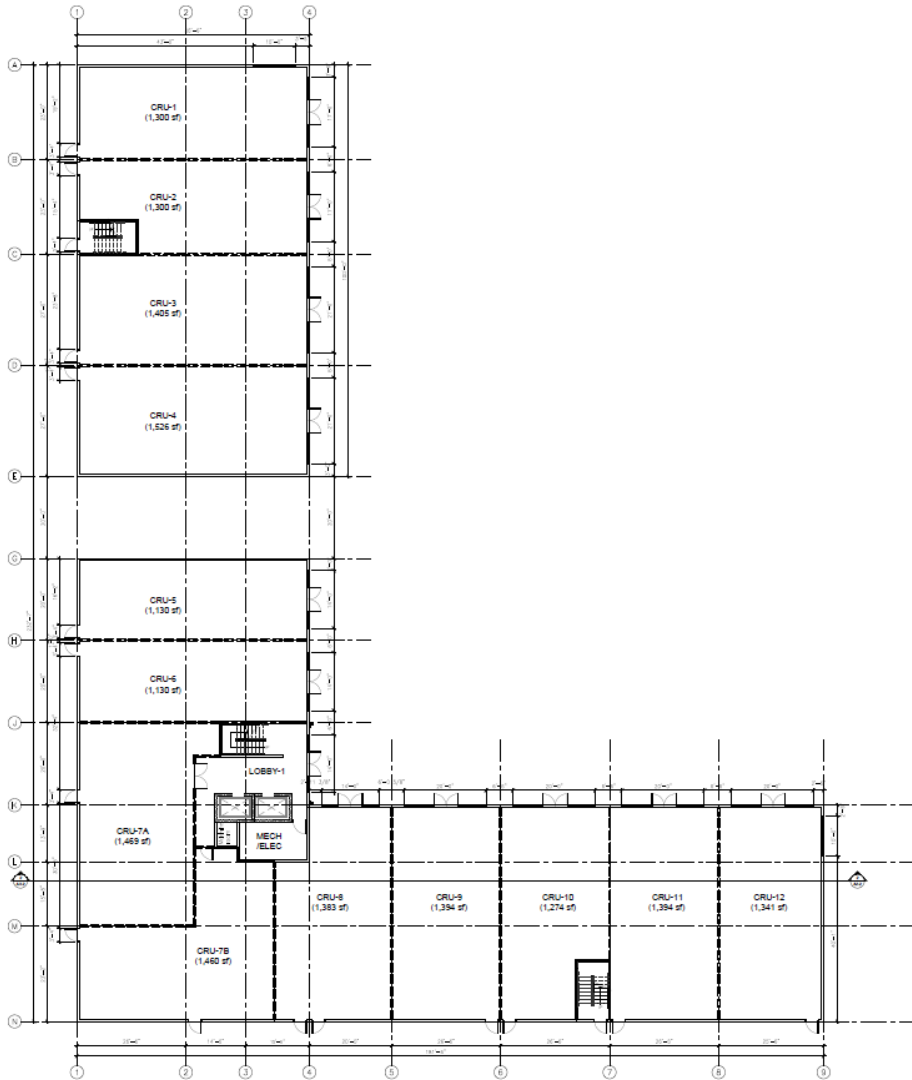
# PROPERTY DETAILS



<b>Transaction Type</b>	<b>For Sale</b>
<b>Address</b>	<b>3581 Allan Drive SW, Edmonton, AB</b>
<b>Zoning</b>	<b>DC1 (16613)</b>
<b>Site Area</b>	<b>1.2 Acres</b>
<b>Building Area</b>	<b>18,184 SF</b>
<b>Parking</b>	<b>78 Stalls</b>
<b>Purchase Price (Main Floor)</b>	<b>Starting at \$550 psf</b>
<b>Purchase Price (Second Floor)</b>	<b>Starting at \$450 psf</b>

<b>Condo Fees:</b>	<b>\$4.95 PSF (est. 2024)</b>
<b>Estimated Possession:</b>	<b>2026</b>

# SITEPLAN



1 EAST ELEVATION  
1/8\"/>



2 NORTH ELEVATION  
1/8\"/>

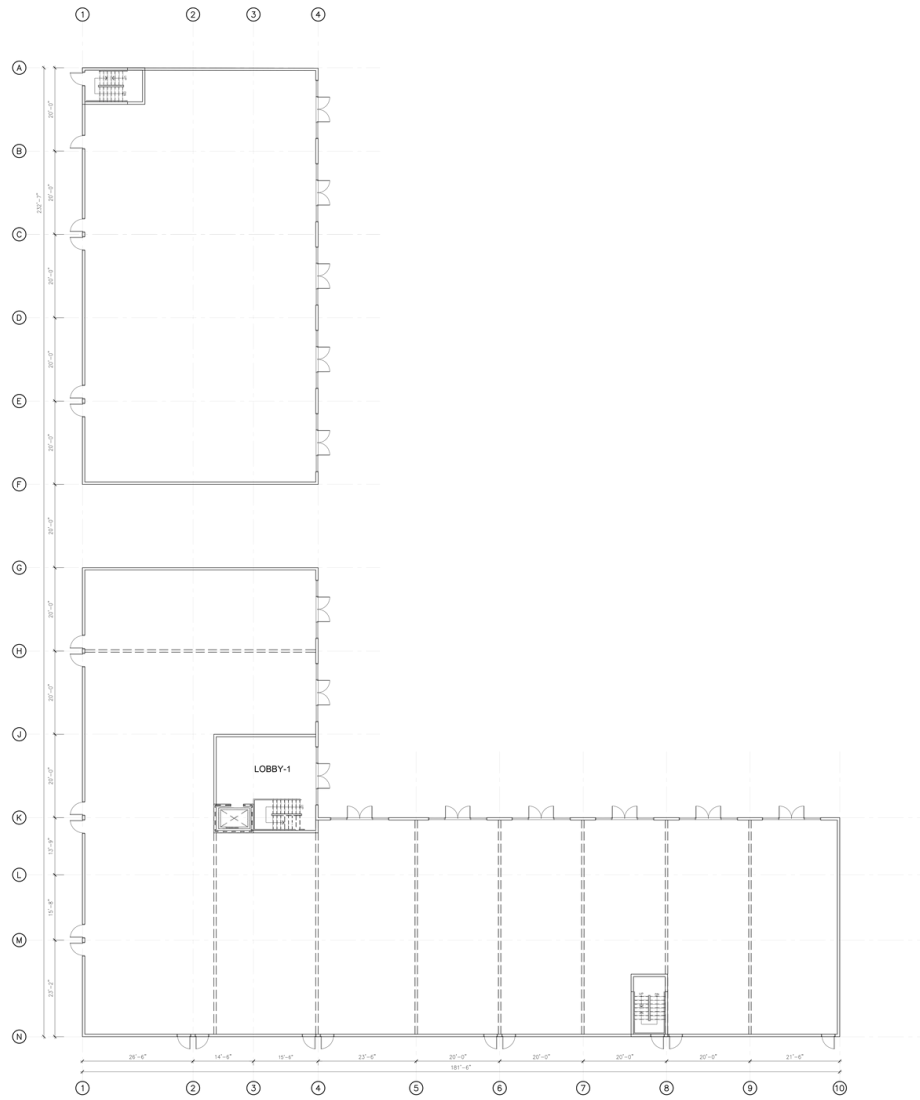


3 SOUTH ELEVATION  
1/8\"/>



4 WEST ELEVATION  
1/8\"/>

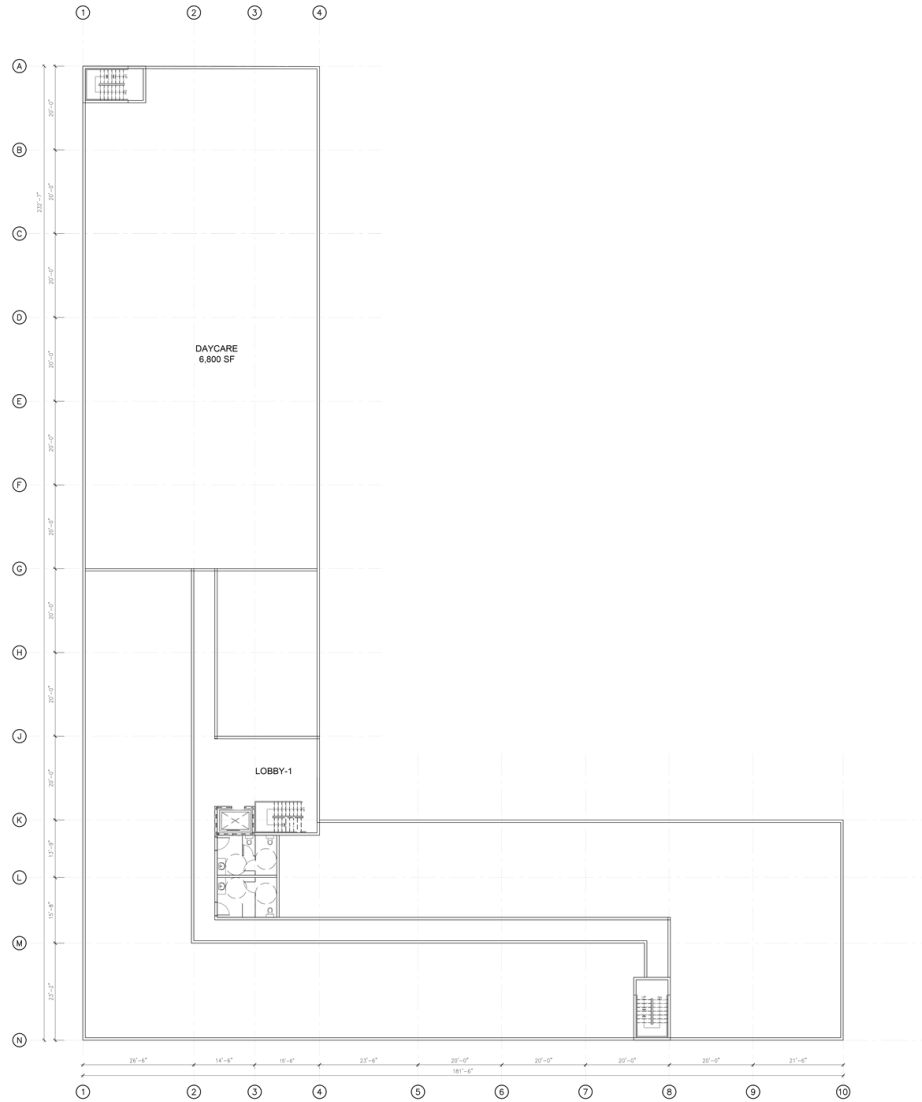
# SITEPLAN



NORTH

1 MAIN FLOOR PLAN  
A2-1 SCALE: 1/16" = 1'-0" (1:128)  
2/12 - WhiteHorse Site Commercial.dwg

# SITEPLAN



NORTH

1 2nd FLOOR PLAN  
A2.2  
SCALE: 1/16" = 1'-0" (1:128)  
©1212 Anderson Utah Construction, Inc.



# CONTACT US

**MaxWell**  
Polaris<sup>®</sup>

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