

**FINAL UNITS  
REMAINING**

**RARE  
PURCHASE  
OPPORTUNITY**



**FOR SALE/LEASE**

# Ambleside Plaza

3858 Allan Drive, Edmonton



Commercial  
POLARIS



ROMI SARNA  
AND ASSOCIATES

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.



**PURCHASE**

Main Floor Sale Rates: \$500/PSF

**LEASE**

Main Floor Lease Rate: \$35/sqft/annum  
Operating Costs (CAC): \$13/sqft/annum (EST 2022)\*

\*Includes Property Taxes, Common Area Maintenance Insurance and Management Fees

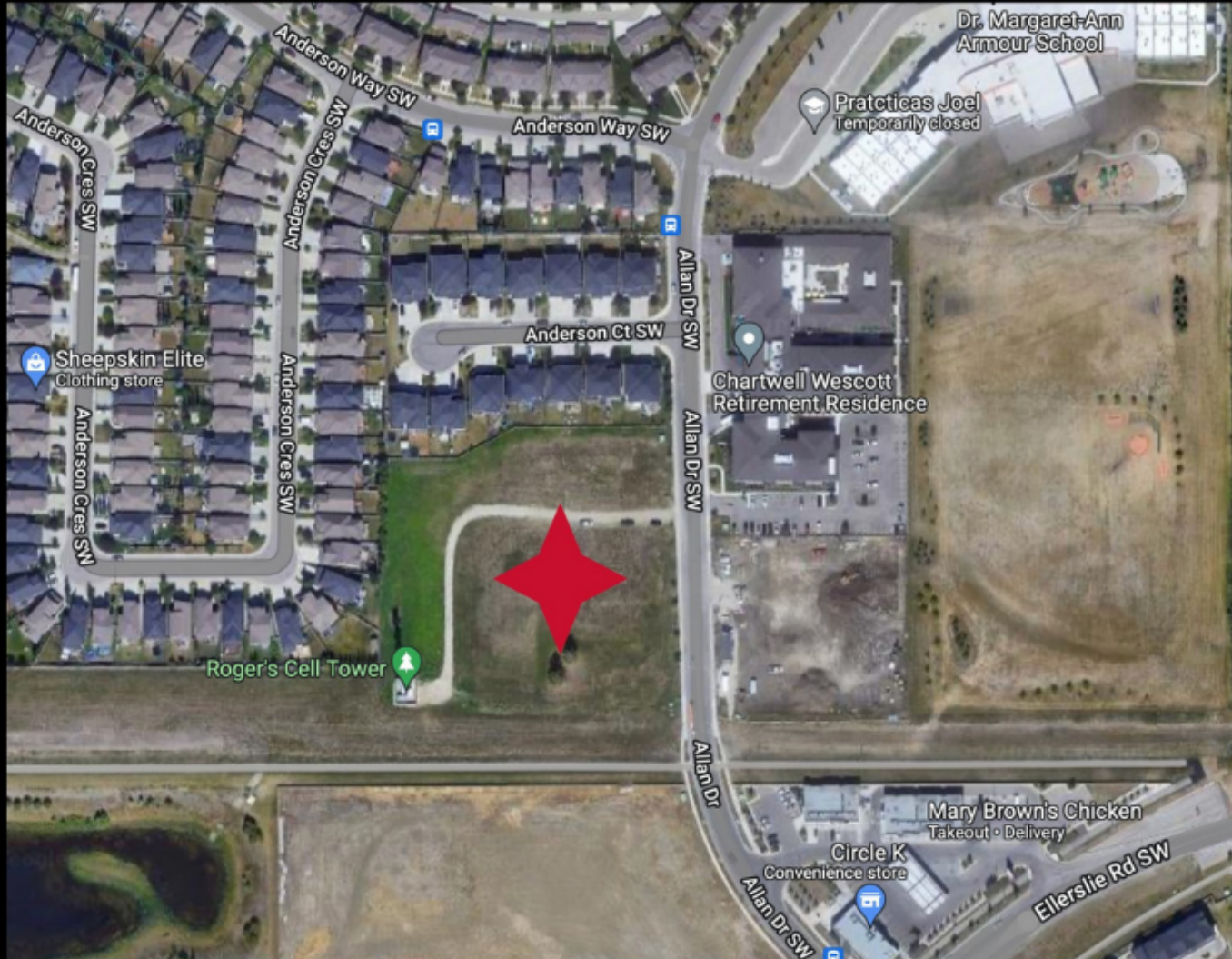
Type: FOR SALE/LEASE  
Municipal: 3858 Allan Drive, Edmonton  
Legal: LOT 1B, BLOCK 10, PLAN 1221696  
Possession: Q3 2025



# SITE PLAN



# AERIAL MAP





ROMI SARNA  
AND  
ASSOCIATES

CONTACT  
US

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4107 99 Street Edmonton



(780) 450-6300



romi@romisarna.ca

<https://www.romisarna.ca>

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