

HERITAGE VALLEY POINTE

1115 103A Street SW
Edmonton AB

MaxWell

Commercial

RS

ROMI SARNA AND
ASSOCIATES

FOR LEASE

HERITAGE VALLEY POINTE

Heritage Valley Pointe is a brand new 23,000 square foot office / retail development in South Edmonton offering an excellent opportunity for professional / office uses or retail uses with drive-thru and patio options.

HERITAGE VALLEY POINTE ADVANTAGE

Welcome to an outstanding opportunity to lease premier commercial space in the highly desirable Heritage Valley Pointe.

This exceptional development offers approximately 23,000 square feet of prime leasable area, designed to provide a versatile and modern setting for businesses to grow and thrive. Situated along Ellerslie Road with easy access to major routes like Calgary Trail and Gateway Boulevard, Heritage Valley Pointe ensures excellent visibility and convenient accessibility for both customers and employees.

Don't miss this rare chance to establish your business in one of southwest Edmonton's fastest-growing communities. Act now to secure your place in this exceptional commercial hub!



HERITAGE VALLEY POINTE

PERMITTED USES:

- CB1 (Low Intensity business) zoning provides for
- High quality commercial development
- Bars & neighbourhood pubs
- Business support services
- Convenience stores
- Drive-in food services
- Markets
- Personal service shops
- Restaurants
- Specialty food services
- Daycare

Surrounding Demographics: Heritage Valley Pointe is strategically located along Ellerslie Road, offering quick access to major routes like Calgary Trail and Gateway Boulevard. This prime position ensures high visibility and convenient connectivity, making it an ideal location for attracting a steady customer flow. Nearby amenities, schools, and residential communities further enhance its appeal as a central commercial destination in southwest Edmonton.



AERIAL MAP



HOUSEHOLD INCOME

Average Household Income \$138,000



POPULATION & EXPOSURE

- Population to the west of site: 33,000
- Ownership: 80% of the residential in the area is owned
- Ellerslie Road: 32,000 VPD
- Calgary Trail: 38,000 VPD
- Gateway Blvd: 38,600 VPD

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AERIAL MAP



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SURROUNDING AREA



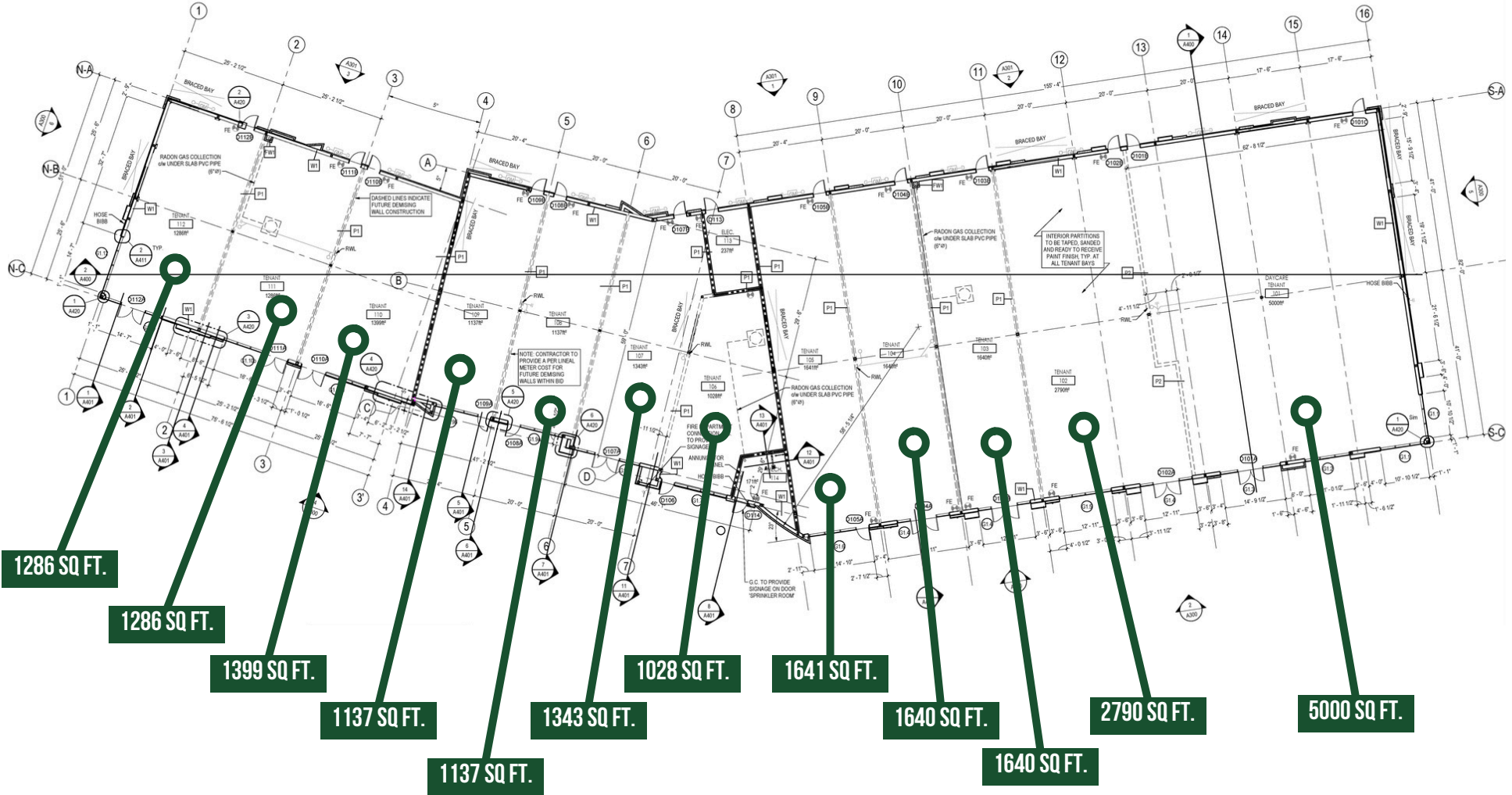
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PROPERTY DETAILS



Transaction Type	For Lease
Address	1115 103A Street SW, Edmonton AB
Zoning	CB1
Building Area	23,000 sq ft
Year Built	2025
Unit Sizes	Approx 1,100+ sq ft
Possession to be Estimated	Q4 2025
Net Lse Rate SF/Annum	Starting at \$38.00 PSF
Lease Op Cost SqFt	TBD

SITEPLAN



CONTACT US

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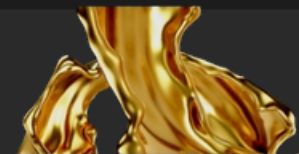
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