

# \$0 - # #3408-3462 3408 Ewing Tr Sw, Edmonton

MLS® #E4256351

\$0

Bedroom, Bathroom, 3,585 sqft  
Retail on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

UNIT SIZES FROM 815 SQUARE FEET  
DRIVE THRU AND PATIO OPTIONS

AVAILALE High exposure, possession ready retail units are available in vibrant, fast growing and young SW Edmonton. This high quality development has clear 18 feet ceiling height, double glass doors and, wider window to enhance visibility. The area is fast developing with Amazon Fulfillment Centre and Edmonton Soccer Dome as latest additions. The Plaza is just at the Ewing Trail and 41 Avenue SW intersection. These arterial roads are seeing upgrades/widening to accommodate increasing traffic flow. The development is in close proximity to diverse, young and, high income neighborhoods of: Orchards, Summerside, Ellerslie and Rutherford. Current zoning (DC2) allows variety of uses such as: Restaurants, Pubs and Bars, Liquor Store, Heath Services, Veterinary Services, Convenience and General Retail stores, Personal Services Shops, Financial and Insurance businesses etc.

Built in 2021

## Essential Information

MLS® # E4256351  
Square Footage 3,585  
Acres 0.00



Building Two			Building Four		
201	1,209 SF	Vacant	401	1,024 SF	Vacant
202	1,199 SF	Vacant	402	1,093 SF	Vacant
203	1,177 SF	Vacant	403	1,105 SF	Vacant
204	1,216 SF	Vacant	404	1,105 SF	Vacant
205	1,196 SF	Vacant	405	1,105 SF	Vacant
206	1,198 SF	Vacant	406	1,103 SF	Vacant
207	1,198 SF	Vacant	407	1,105 SF	Vacant
208	1,124 SF	Vacant	408	1,103 SF	Vacant
Building Three			409	1,093 SF	Vacant
301	815 SF	Vacant	410	1,047 SF	Vacant
302	928 SF	Vacant			
303	988 SF	Vacant			
304	970 SF	Vacant			
305	984 SF	Vacant			
306	1,192 SF	Vacant			
307	1,115 SF	Vacant			

Year Built	2021
Type	Retail

### Community Information

Address	# #3408-3462 3408 Ewing Tr Sw
Area	Edmonton
Subdivision	Ellerslie Industrial
City	Edmonton
Province	AB
Postal Code	T6X 1A1

### Exterior

Construction	Concrete, Steel Frame
--------------	-----------------------

### Additional Information

Date Listed	July 28th, 2021
-------------	-----------------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 20th, 2024 at 5:31am MDT