

FOR LEASE

BUILTOUT VET CLINIC Summerside Plaza



**6941 Ellerslie Road
Edmonton, AB.**



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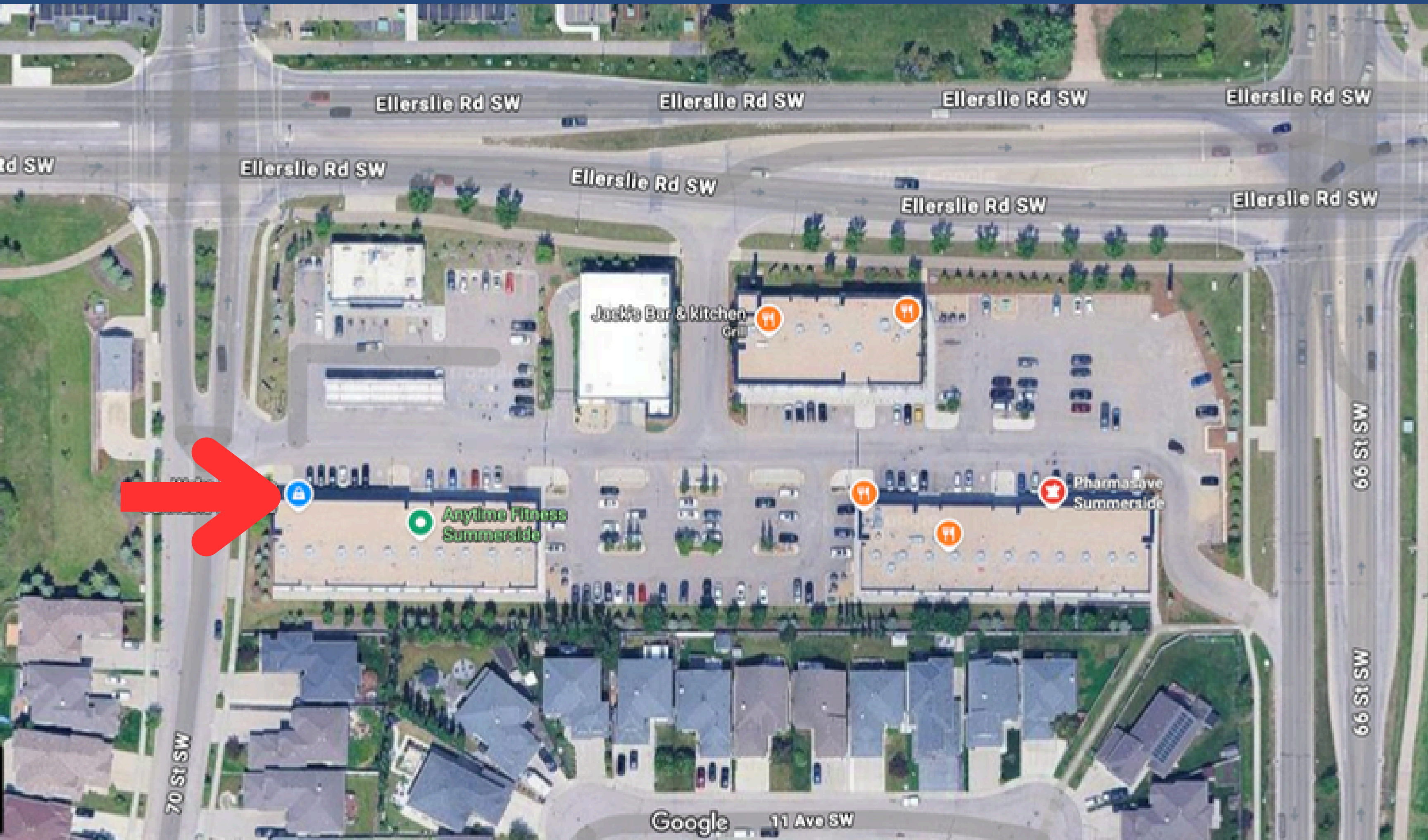
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PROPERTY HIGHLIGHTS



- **Zoning : DC2**
- **Signage: Fascia & Pylon**
- **Complementary tenant mix**
- **Parking: Ample**
- **Available: Immediately**
- **Prime visibility: Ellerslie Road**
- **Unit size: 1350 SF**
- **Lease rate: Market**
- **Lease term: Negotiable**
- **CAM: \$18**

PROPERTY LOCATION



- Fully built out Veterinary Clinic
- Over 28,000 residents within a 3 km radius
- Ellerslie Road: High exposure corridor – new developments cite ~24,900 daily vehicles (2018)
- Proximity to Major Routes: Quick access to Anthony Henday Drive and Highway 2/QE2
- Join national tenants like 7 - Eleven

PHOTO GALLERY



Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information and does not form part of any contract.

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