# **\$0 - 3408 3408 Ewing Trail, Edmonton**

MLS® #E4256351

### \$0

0 Bedroom, 0.00 Bathroom, 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.



### **Essential Information**

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Lease Rate \$32 Bathrooms 0.00





Building	Two	
201	1,209 SF	Vacant
202	1,199 SF	Vacant
203	1,177 SF	Vacant
204	1,216 SF	Vacant
205	1,196 SF	Vacant
206	1,198 SF	Vacant
207	1,198 SF	Vacant
208	1,124 SF	Vacant

Building Three					
301	815 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			

#### **Building Four**

401	1,024 SF	Vacan
402	1,093 SF	Vacant
403	1,105 SF	Vacant
404	1,105 SF	Vacant
405	1,105 SF	Vacant
406	1,103 SF	Vacant
407	1,105 SF	Vacant
408	1,103 SF	Vacant
409	1,093 SF	Vacant
410	1,047 SF	Vacant
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Acres 0.00
Year Built 2021
Type Retail
Status Active

# **Community Information**

Address 3408 3408 Ewing Trail

Area Edmonton

Subdivision Ellerslie Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1A1

## **Exterior**

Exterior Concrete, Steel Frame Construction Concrete, Steel Frame

### **Additional Information**

Date Listed July 28th, 2021

Days on Market 1541

Zoning Zone 54

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Listing information last updated on October 15th, 2025 at 11:02pm MDT