

# \$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.



**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 Four**

401	1,024 SF	Vacant
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

**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

Built in 2021

**Essential Information**

MLS® #	E4256351
Bathrooms	0.00
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	1346
Zoning	Zone 54

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 April 4th, 2025 at 11:32am MDT