

# \$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.

Built in 2021

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4256351 |
| Bathrooms | 0.00     |
| Acres     | 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 | 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 |

|            |        |
|------------|--------|
| 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 | 1469            |
| Zoning         | Zone 54         |

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Listing information last updated on August 5th, 2025 at 1:02pm MDT