

Business Campus

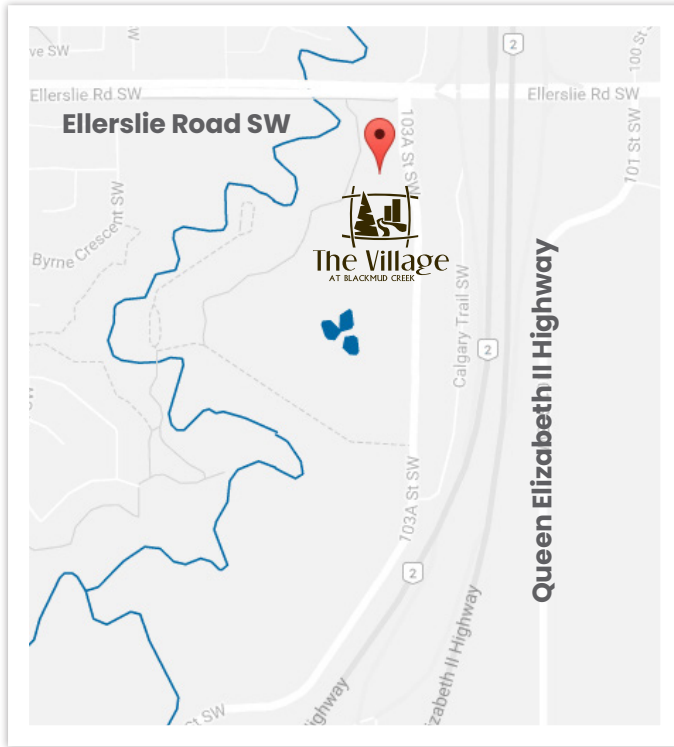
The Village at Blackmud Creek

Ellerslie Road & Calgary Trail, Edmonton AB

Proudly Owned and Professionally Managed by

MELCOR

Locator Map



Property Features

| | |
|-----------------------|--|
| Intersection | Ellerslie Road & Calgary Trail |
| Total Leasable Area | 725,000 SF |
| 2026 Operating Costs | Office - \$21.50/sf Retail - \$14.58/sf |
| Drive Times | <ul style="list-style-type: none">• Downtown: 20 mins• Edmonton West: 15 mins• Leduc & Nisku: 15 mins• International Airport: 14 mins |
| Current Opportunities | <ul style="list-style-type: none">• Office• Retail |
| Major Tenants | <ul style="list-style-type: none">• RBC Dominion Securities• Fountain Tire• Kids & Company• CPA Western School of Business |

Aerial Map



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Site Plan

The Village at Blackmud Creek



For additional information, please contact:

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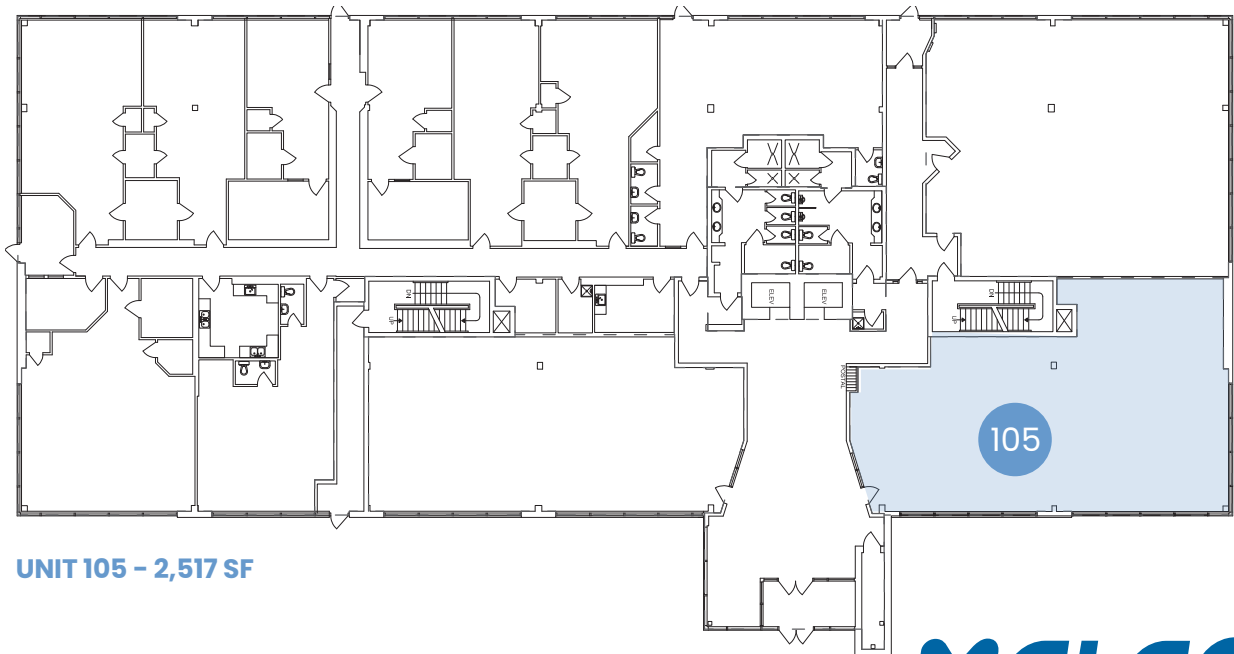
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The Village at Blackmud Creek Fountain Tire Place



Main Floor Plan



UNIT 105 - 2,517 SF

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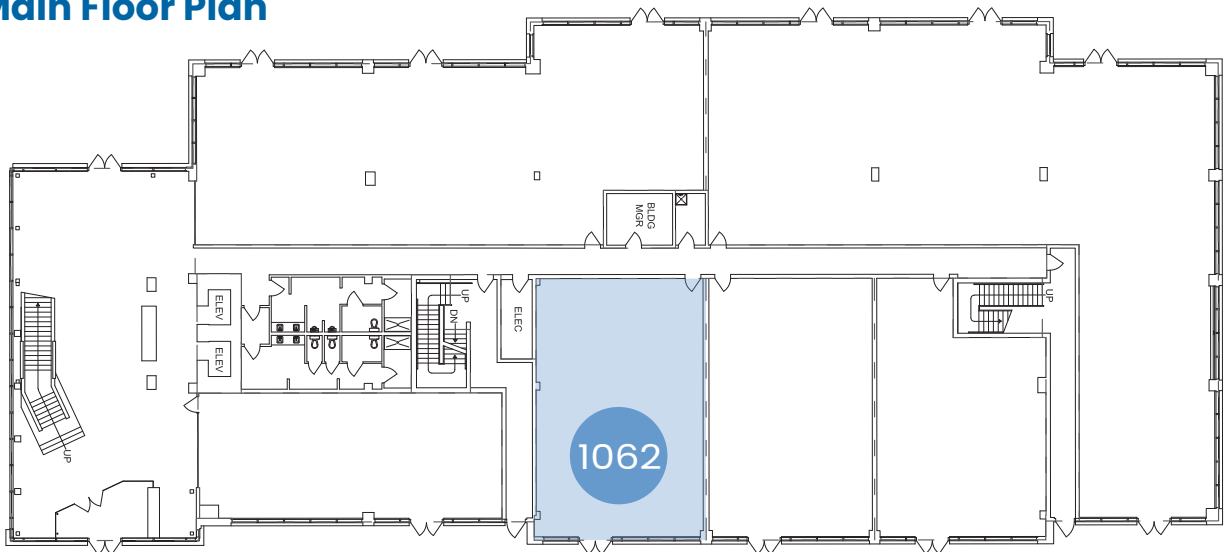
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The Village at Blackmud Creek

RBC Building



Main Floor Plan



UNIT 1062 - 1,838 SF

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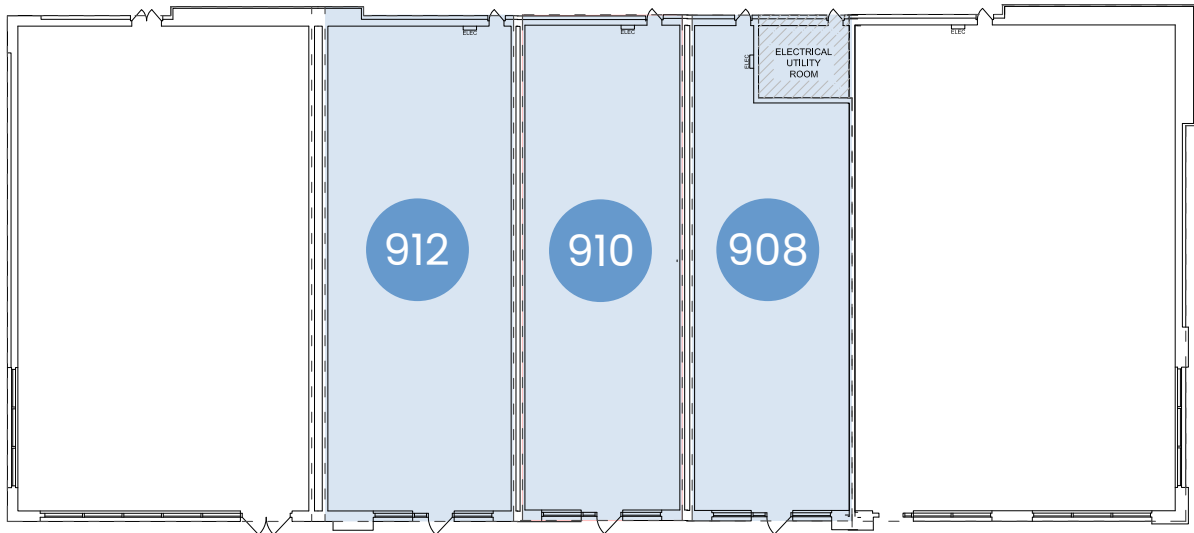
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The Village at Blackmud Creek

CRU 1 Building



Main Floor Plan



UNIT 908 - 1,159 SF

UNIT 910 - 1,238 SF

UNIT 912 - 1,519 SF

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