



THE VILLAGE AT BLACKMUD CREEK

Ellerslie Road & Calgary Trail |
Edmonton, AB

AREA DEMOGRAPHICS:

Household Income:	Primary: \$100,000 Secondary: \$80,000
Traffic Count:	Roadway 1: 36,000 Roadway 2: 48,920
Trade Area Population:	21,624

Vision of a high-profile, productive and positive work environment.

LOCATER MAP ▼



POPULATION:

- A. South Common: 165,000
- B. Millwoods: 100,000
- C. Summer Side: 16,000

MAJOR ROADWAYS:

- 1. Ellerslie Road SW
- 2. Queen Elizabeth II Highway

MELCOR

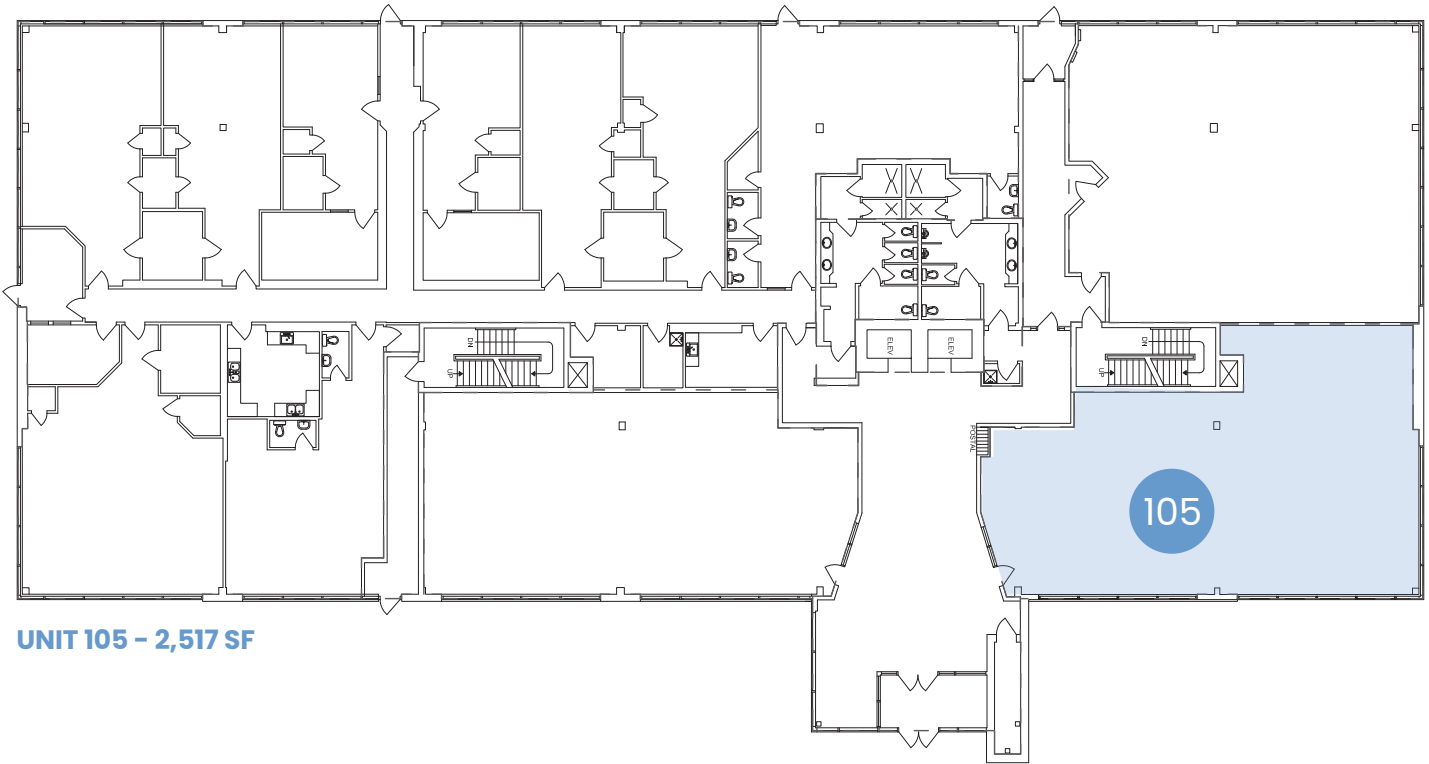
CONTACT

Shauna Hazlett
+1.780.945.2797
shazlett@melcor.ca

Nathan Wanchulak
+1.780.945.4657
nwanchulak@melcor.ca

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Main Floor Plan



UNIT 105 - 2,517 SF

Available

▲ FLOORPLAN

THE VILLAGE AT BLACKMUD CREEK - FOUNTAIN TIRE PLACE

SITE HIGHLIGHTS:

Available Units	Unit 105 - 2,517 sf
GLA	47,716
2026 Operating Costs:	\$19.02
Signage Opportunities	Pylon (\$)



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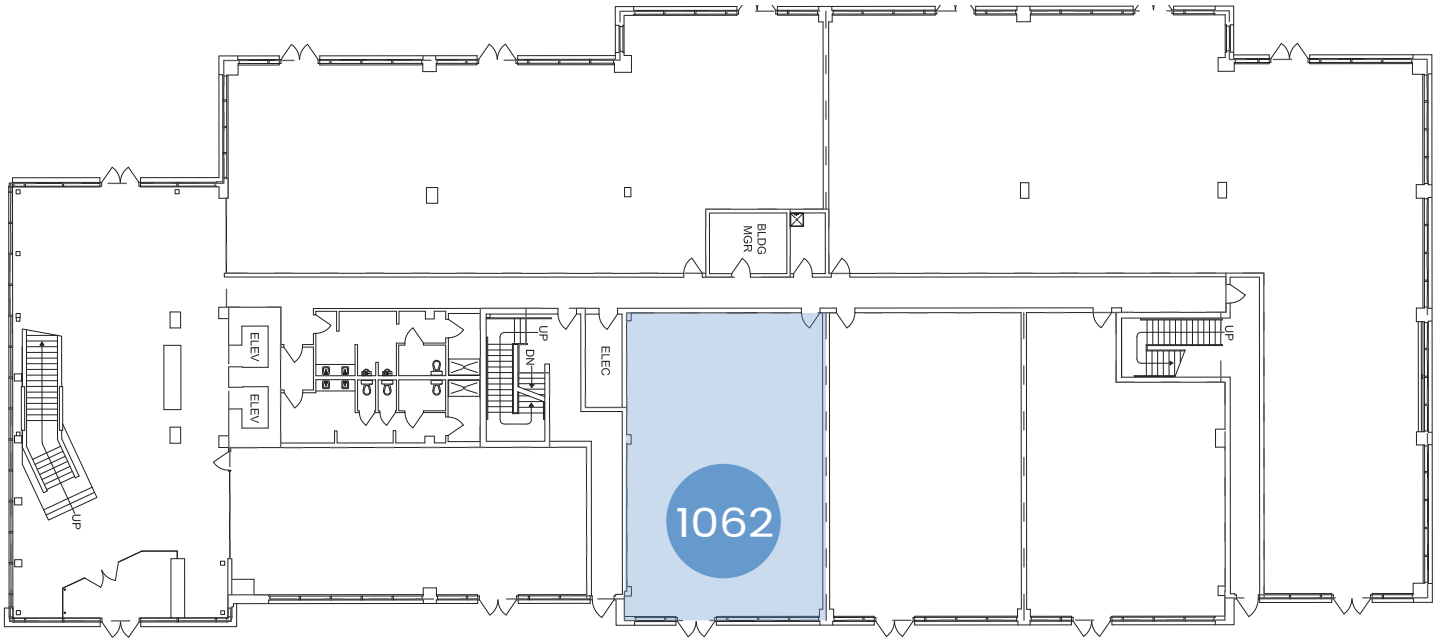
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Main Floor Plan



UNIT 1062 - 1,838 SF

■ Available

▲ FLOORPLAN

THE VILLAGE AT BLACKMUD CREEK - RBC BUILDING

SITE HIGHLIGHTS:

Available Units	Unit 1062 - 1,838 sf
GLA	56,524
2026 Operating Costs:	\$20.31
Signage Opportunities	Pylon (\$)



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Third Floor
RBC Dominion Securities

Second Floor
CPA
 Vanity Lab
 Pure Fitness Center

First Floor
 PVP Fluid Products
PSPP
 Available: Unit 1062 | 1,838 sf.

Second/Third Floor
Fountain Tire
 Corporate Head Office

First Floor
 kids & COMPANY
 The Tooth Doctor
 Available: Unit 0105 | 2,517 sf.

Amazing Woks
BODEGA
 tapas • wine • bar

■ AVAILABLE
 ■ OCCUPIED
 ■ PENDING
 ▲ SITEPLAN

THE VILLAGE AT BLACKMUD CREEK

MAJOR TENANTS:

SITE HIGHLIGHTS:

Intersection:	Ellerslie Road & Calgary Trail
GLA	725,000
2026 Operating Costs:	Office - \$21.50/sf Retail - \$14.58/sf
Signage Opportunities	Pylon (\$)



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