



Real Estate
Developments



EVER @
HERITAGE VALLEY

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

FULLY LEASED
Retail Only

EVER @ Heritage Valley

11804 26 Ave SW, Edmonton AB



Mixed Use
For Pre-Lease
Q3 2026 est.



EVER @ Heritage Valley

11804 26 Ave SW, Edmonton AB

Mixed-use Development in Rapidly Developing Neighborhood

Situated in one of South Edmonton's most rapidly growing residential areas, this mixed-use site is shadow anchored by a Real Canadian Superstore and large retail trade area, and offers desirable frontage and exceptional exposure for CRUs on James Mowatt Trail.

- Prominent corner location off James Mowatt Trail and minutes from QEII HWY and Ellerslie Road
- Surrounded by dense multi-family residential, including the proposed six-storey apartment within the development
- Multi-family building backs onto a park with walking trails and a pond
- The future LRT expansion is within walking distance of the development, and multiple pedestrian friendly paths connect residential communities to the site
- Building and pylon signage opportunities
- Turn-key options are available



Demographics (2019)



POPULATION

5KM
77,358



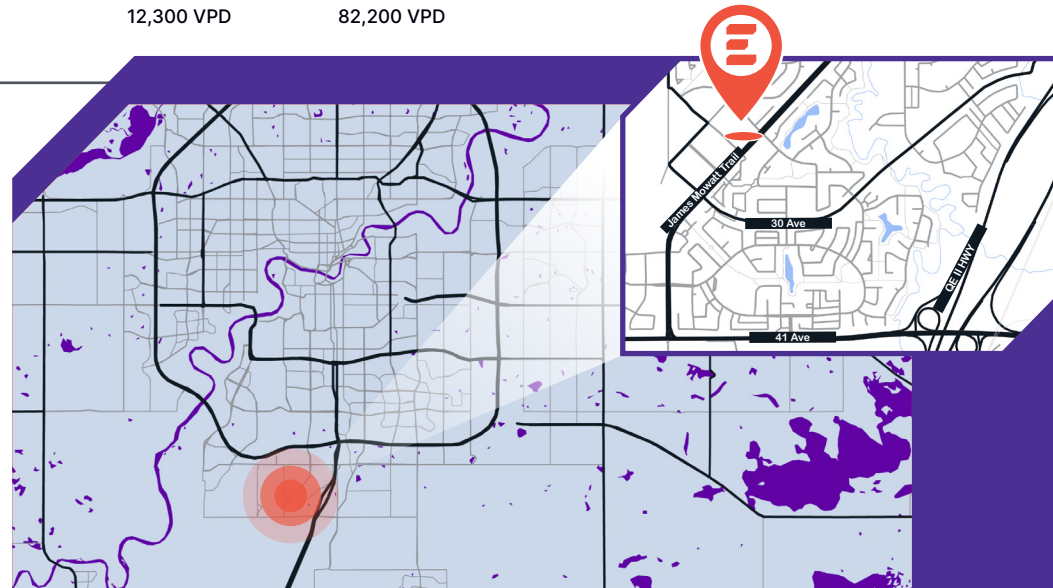
AVERAGE INCOME

5 KM
\$129,672



VEHICLES PER DAY (2019)

JAMES MOWATT	QE II HWY
12,300 VPD	82,200 VPD



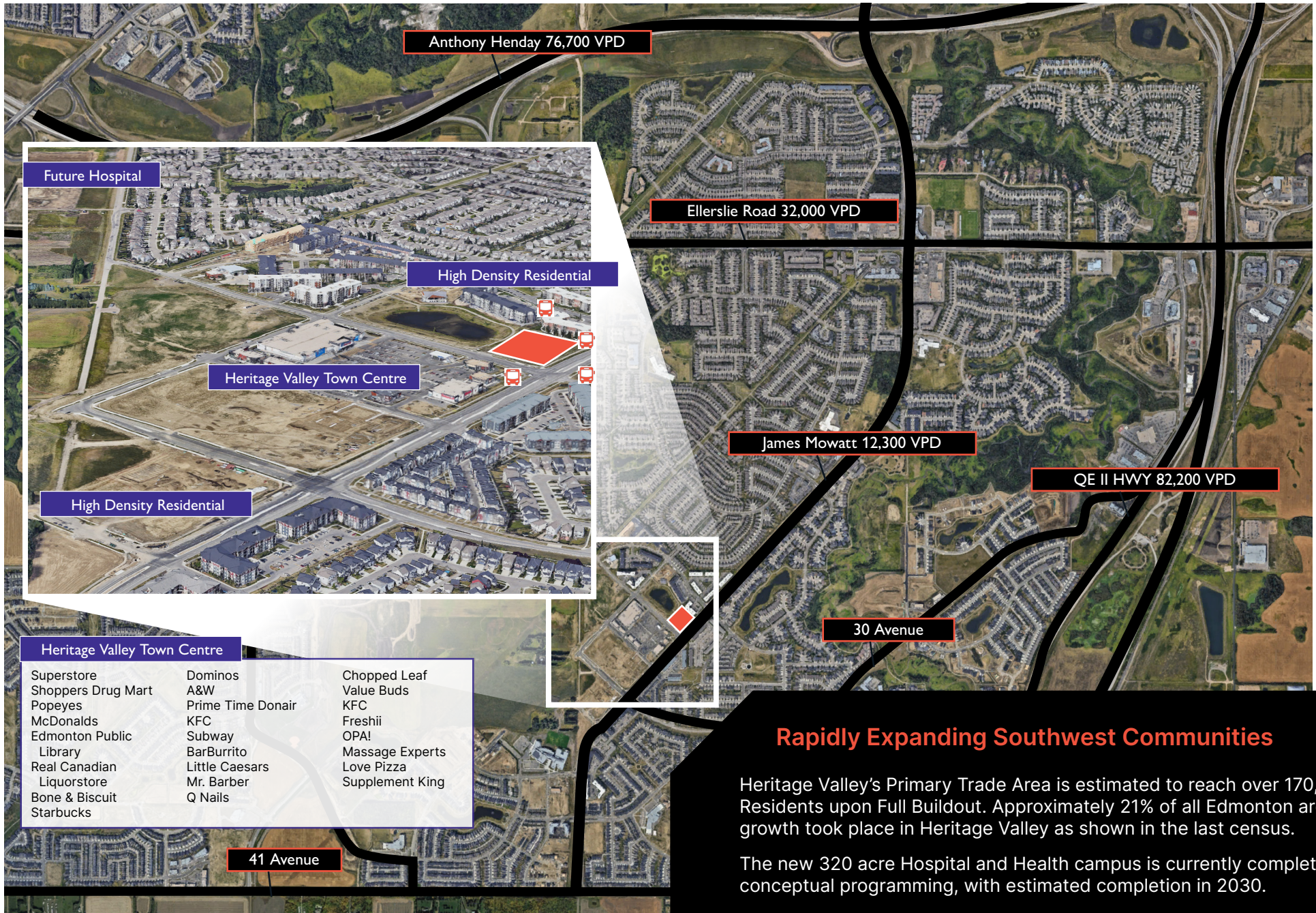
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HERITAGE VALLEY



Rapidly Expanding Southwest Communities

Heritage Valley's Primary Trade Area is estimated to reach over 170,000 Residents upon Full Buildout. Approximately 21% of all Edmonton area growth took place in Heritage Valley as shown in the last census.

The new 320 acre Hospital and Health campus is currently completing conceptual programming, with estimated completion in 2030.

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Q3 2026 est.

LEGAL DESCRIPTION
Lot 6, Block 2, Plan 1522818

ZONING
DC2

PARKING
48 surface parking stalls (est.)
+ 94 underground parking

TOTAL RETAIL BUILD
16,303 SF +/-

LEASE RATE
Market

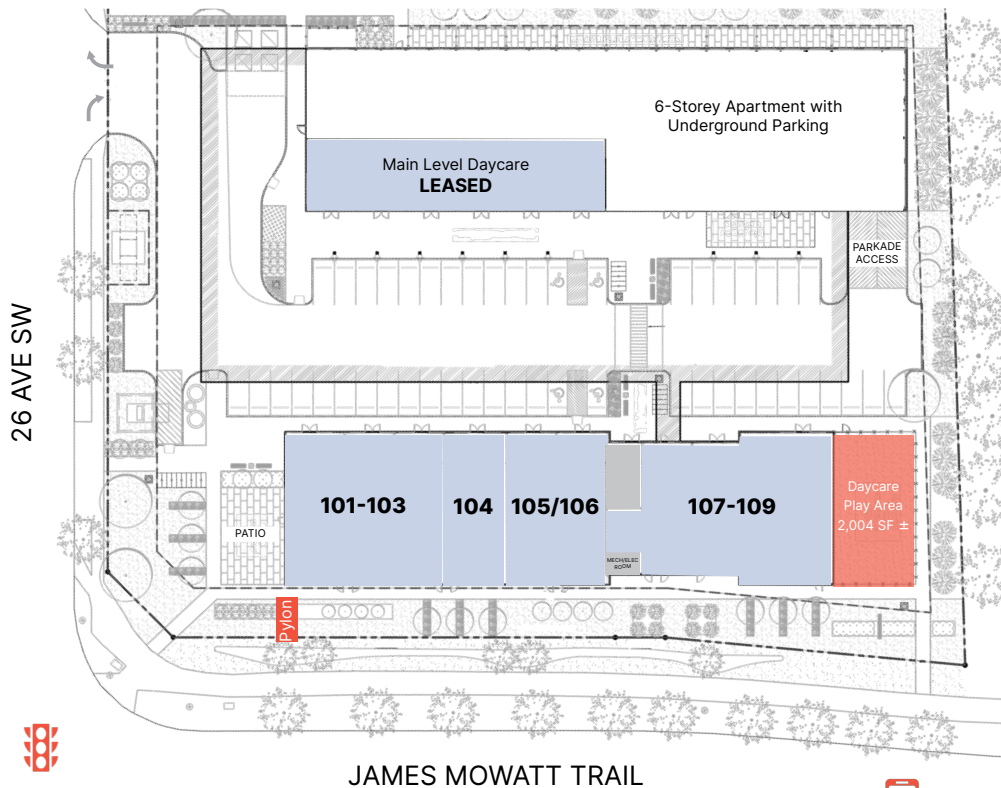
POSSESSION
Q3 2026 (est.)

TI
Negotiable

RESIDENTIAL UNITS
95 units

SITE PLAN

■ FOR LEASE
 ■ LEASED
 ■ PENDING
 MULTIFAMILY
 ■ GREENSPACE/PARK



HIGHLIGHTS

- Frontage along James Mowatt Trail with great building signage opportunities
- 48 surface parking stalls (est.)
- Pylon signage on James Mowatt Trail
- Situated across from a high-traffic grocery anchored site

BUILDING A (Commercial Component)
LEASED - Daycare

BUILDING B

Single Storey CRUs

- | | |
|----------------|---------------------------|
| 101-103 | VIETNAMESE RESTAURANT |
| 104 | NAIL SALON |
| 105/106 | DENTAL CLINIC |
| 107-109 | MEDICAL CLINIC & PHARMACY |

Unit sizes will be confirmed upon completion of construction by surveyor.

Please contact us for turn-key solutions.



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