

**&the  
Nines**

POSSESSION FALL 2025

livingthenines.ca



**FOR LEASE**  
**Prime Retail**



DEVELOPED AND MANAGED BY  
**OPUS<sup>®</sup>**



SOUTHLAND DRIVE SW

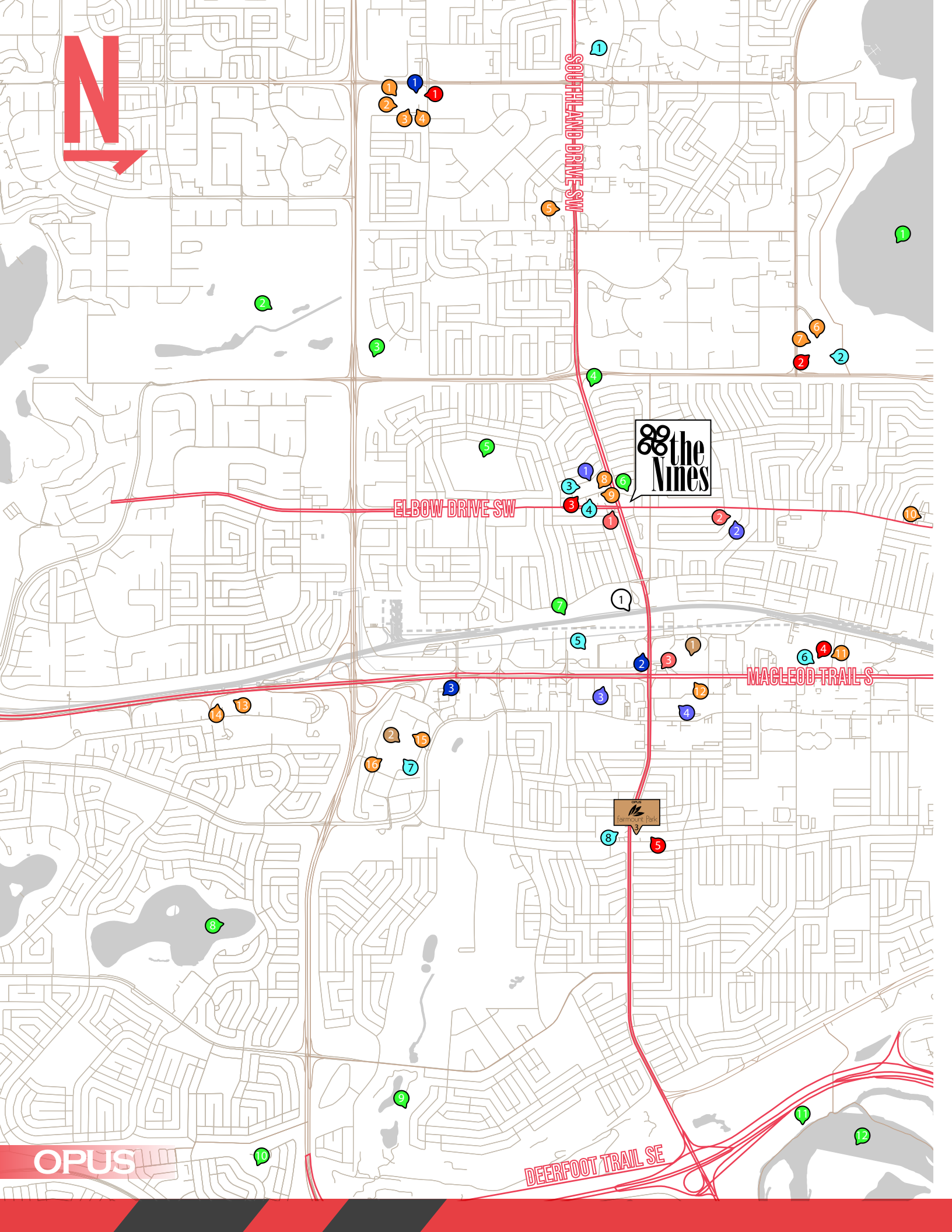
ELBOW DRIVE SW

MAGLEOD TRAILS

DEERFOOT TRAIL SE



OPUS



1	RBC	
2	CIBC	
3	H&R BLOCK	
1	SOUTHLAND STATION	
1	CO-OP OAKRIDGE	
2	SAFEWAY	
3	NO FRILLS	
4	AMARTHA FOODS- SOUTHLAND MARKET	
5	REAL CANADIAN SUPERSTORE	
6	SAVE-ON-FOODS	
7	SAFEWAY	
8	ITALIAN CANTRE SHOP	
1	KOKORO KATSU	
2	TIM HORTONS	
3	KFC	
4	SUBWAY	
5	DAIRY QUEEN	
6	MCDONALDS	
7	STARBUCKS	
8	TIM HORTONS	
9	PIZZA HUT	
10	DAIRY QUEEN	
11	BIG CATCH SUSHI BAR	
12	AGW	
13	FUJI RAMEN AND SUSHI	
14	PAPA JOHNS	
15	EDO JAPAN	
16	EARLS	
1	PET PLANET SOUTHWOOD CORNER STORE	
2	ROYAL CANADIAN LIQUOR STORE	
3	CANADIAN TIRE	
4	WALMART	
1	BRAESIDE MEDICAL WALK-IN CLINIC	
2	VCA CANADA LANDING ANIMAL HOSPITAL	
3	SOUTHWOOD MEDICAL CENTRE	
4	DIVERGENT HEALTH CARE	
5	REMEDY'SRX - MEDILINK PHARMACY	
1	SOUTHLAND CROSSING SHOPPING CENTRE	
2	SOUTHCENTRE MALL	
3	FAIRMOUNT PARK	
1	PETRO CANADA	
2	CENTEX	
3	ESSO	
1	ELBOW RIVER	
2	CANYON MEADOWS GOLF AND COUNTRY CLUB	
3	SOUTHWOOD OFF LEASH DOGPARK	
4	HAYSBORO OFF LEASH AREA	
5	SACKVILLE PLAYGROUND	
6	SOUTHWOOD LIBRARY PLAYGROUND	
7	SACRAMENTO PLAYGROUND	
8	LAKE BONA VISTA	
9	WILLOW PARK GOLF & COUNTRY CLUB	
10	LAKE HURON PLACE PLAYGROUND	
11	SUE HIGGINS PARK	
12	BOW RIVER	

## LOCATION HIGHLIGHTS:

Located on the busy intersection of Elbow Drive SW and Southland Drive SW, bordering the communities of Southwood and Haysboro.

Great visibility, prominent façade sign facing Elbow Drive SW and Southland Drive SW.

Free surface parking for visitors.

Great exposure to foot traffic from 86 residential rental apartments on the upper floors and surrounding residential areas in a well established community.

Busy commuter route, exposure to 25,500 vehicles per day.

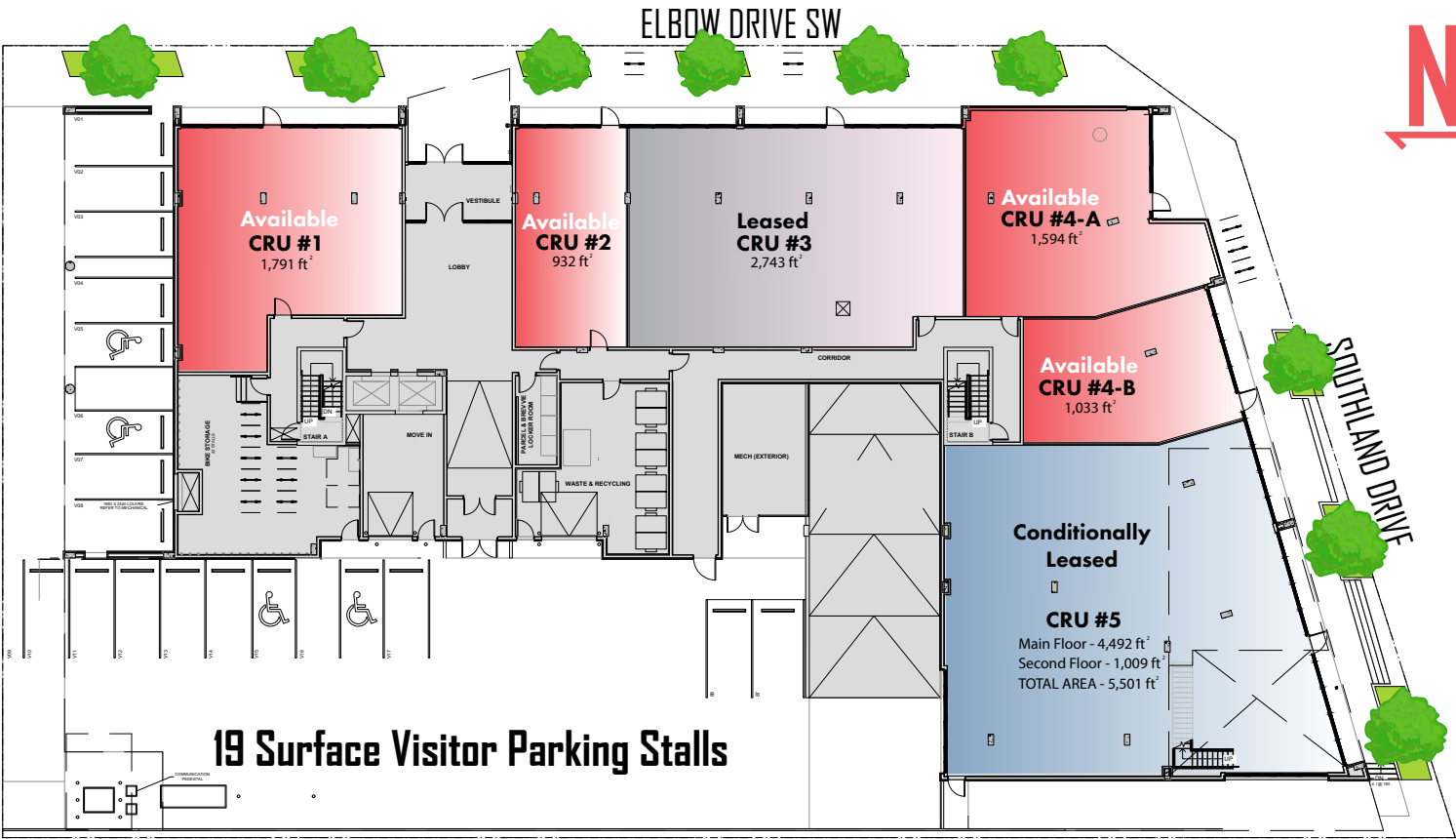
Well connected by public transit.

# amenities

the Nines







Total rentable area: 13,594 SF

- CRU #1 Rentable Area 1,791 SF
- CRU #2 Rentable Area 932 SF
- CRU #3 LEASED (Dentist)
- CRU #4 Rentable Area 2,627 SF
  - Demising Option A: 1,033 SF
  - Demising Option B: 1,594 SF
- CRU #5 Under Offer

Asking Rent: Market  
Additional Rent (est. 2025): \$19.00 SF  
Term: 5 to 10 Years

- Leased
- Under Offer
- Available



Desired retail uses:

Health and wellness services, medical facilities, bike shop, coffee shop, juice bars, breakfast and lunch spot, bakery, supplement store and liquor store.



## BUILDING HIGHLIGHTS:

Newly constructed 79,134 SF mixed -use mid-rise  
6 storey building

86 residential suites, 1 and 2 bedrooms.

Contemporary architectural design with premium  
finishes

Abundance of natural light with glass exterior  
store fronts

Smart building that establishes sustainable  
building practices

Professionally managed by OPUS Corporation

Underground heated parking for residents.

Bike rack in front of building

100 ft  
main

the  
Nines





88the  
Nines

JOIN THE COMMUNITY



SUBSCRIBE TO  
OPUS UPDATES

9999 ELBOW DRIVE SW  
**FOR LEASE**  
**Prime Retail**



DEVELOPED AND MANAGED BY

**OPUS<sup>®</sup>**

livingthenines.ca