

FOR LEASE

ELLERSLIE OFFICE/RETAIL SPACE

2324 Ellwood Drive SW, Edmonton, AB



HIGHLIGHTS

- 1,475 sq ft ± main floor office/retail space
- Join U-Store-It, Kumon, Pure Wellness Studio and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday

CONTACT

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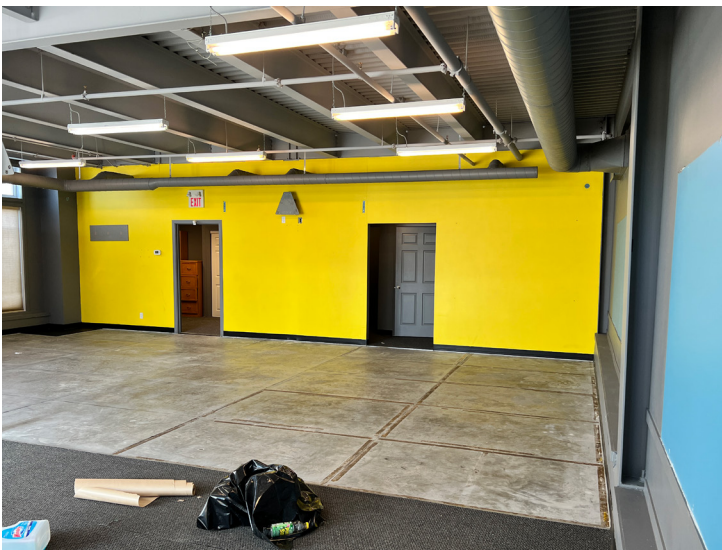
ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Main Floor Retail Space For Lease | 2324 Ellwood Dr SW, Edmonton



Financials

Lease Rate:	\$25.00/sq ft
Op Costs:	\$11.50/sq ft (2022)
Possession:	Negotiable

Property Information

MUNICIPAL ADDRESS	2324 Ellwood Drive SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0525416; Block: 3; Lot: 4
ZONING	EIB
SIZE	1,475 sq ft ±
PARKING	Ample
SIGNAGE	Pylon & Facade



Additional Features:

- Move in ready
- Modern improvements
- Build out consists of showroom area, 1 office, 1 washroom and fitting rooms

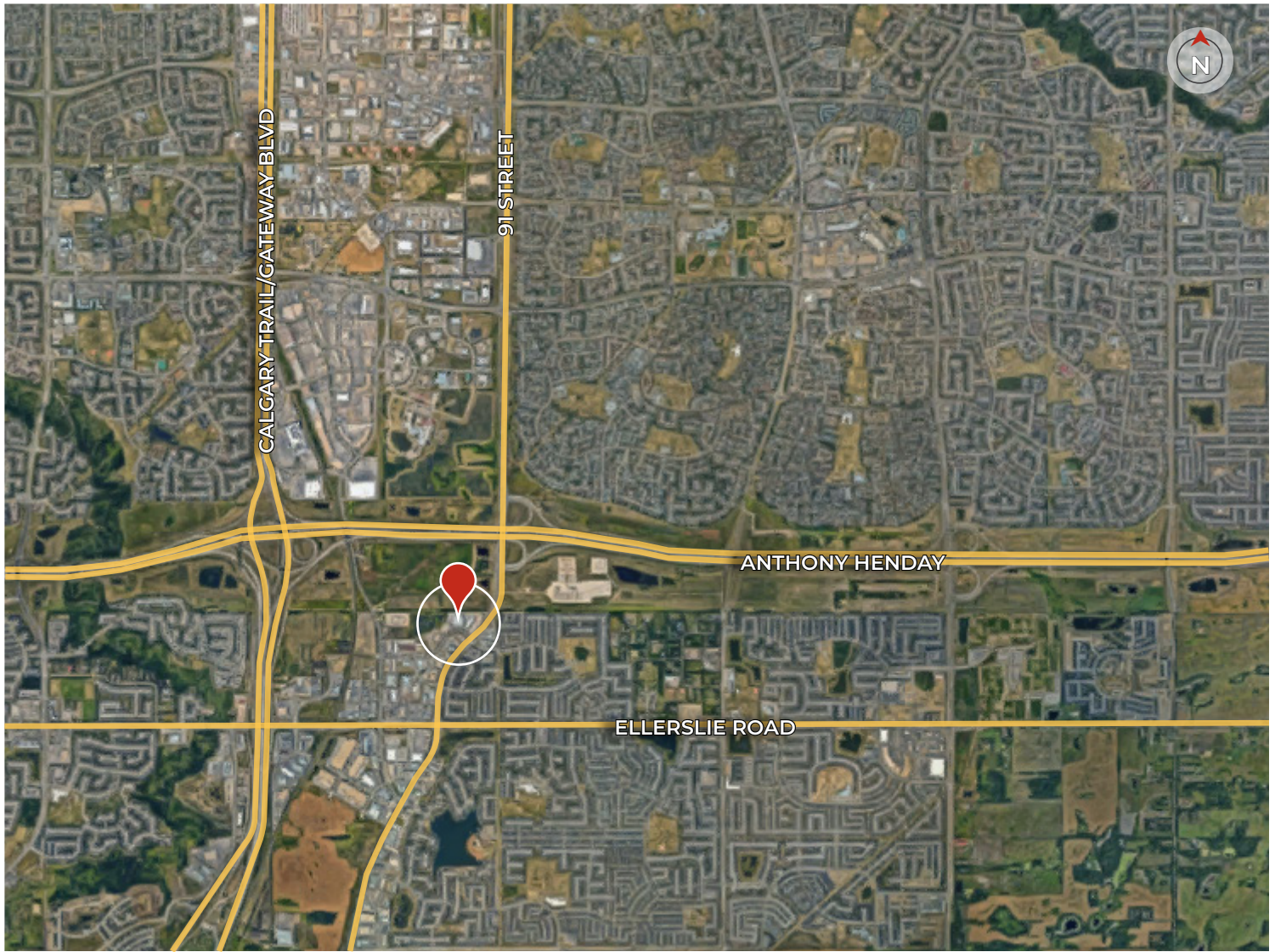


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Quality Based on **Results**, Not **Promises**.

Contact Our Team For More Information

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