

FOR LEASE

ELLERSLIE OFFICE/RETAIL SPACE

2332 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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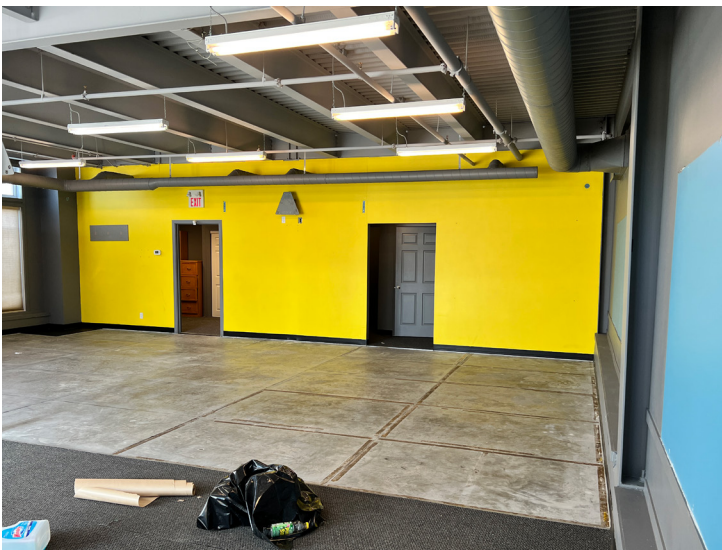


**ROYAL PARK
REALTY™**

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

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Main Floor Retail Space For Lease | 2332 Ellwood Dr SW, Edmonton



Financials

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

Property Information

MUNICIPAL ADDRESS	2332 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

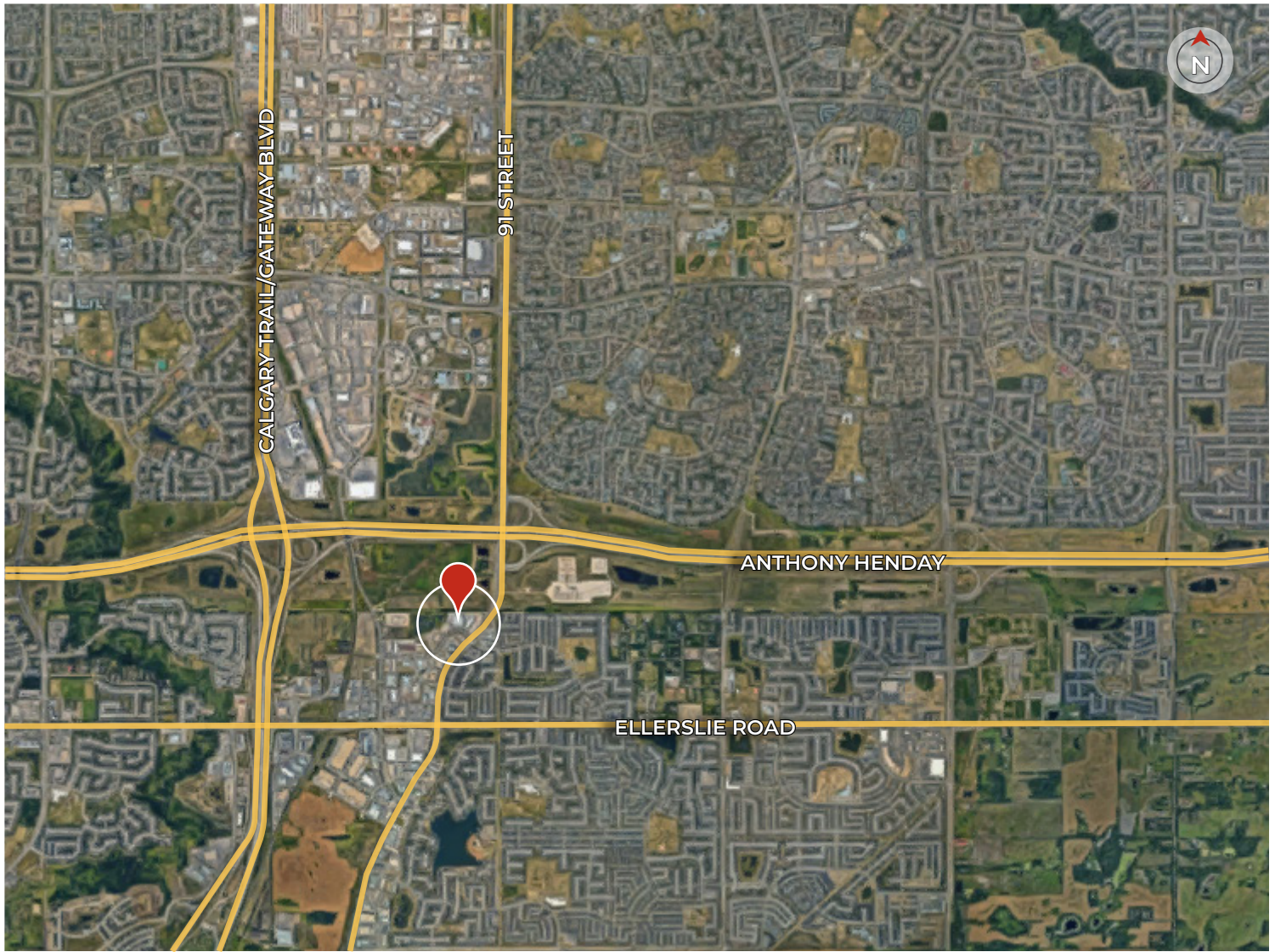


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Quality Based on **Results**, Not **Promises**.

Contact Our Team For More Information

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