

# FOR LEASE

## ELLERSLIE OFFICE/RETAIL SPACE

2332 Ellwood Drive SW, Edmonton, AB

1 UNIT REMAINING!



### HIGHLIGHTS

- 1,575 sq ft ± main floor office/retail space available
- Join U-Store-It, Benjamin Moore, Kumon and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday

### CONTACTS

#### JOEL WOLSKI

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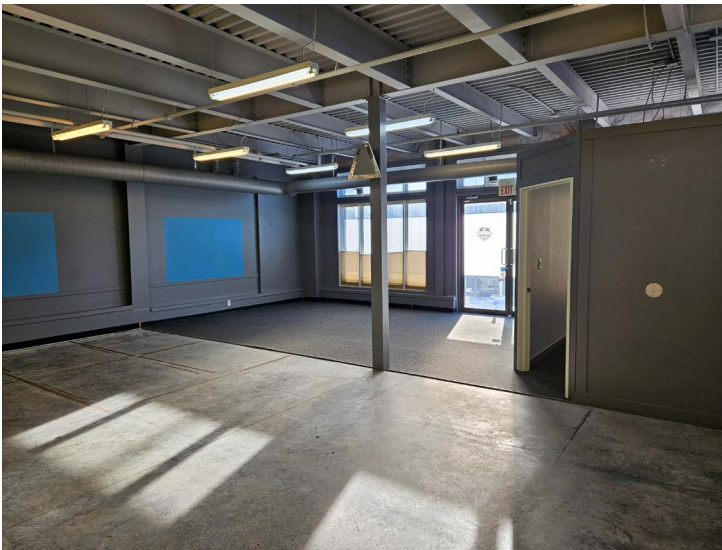
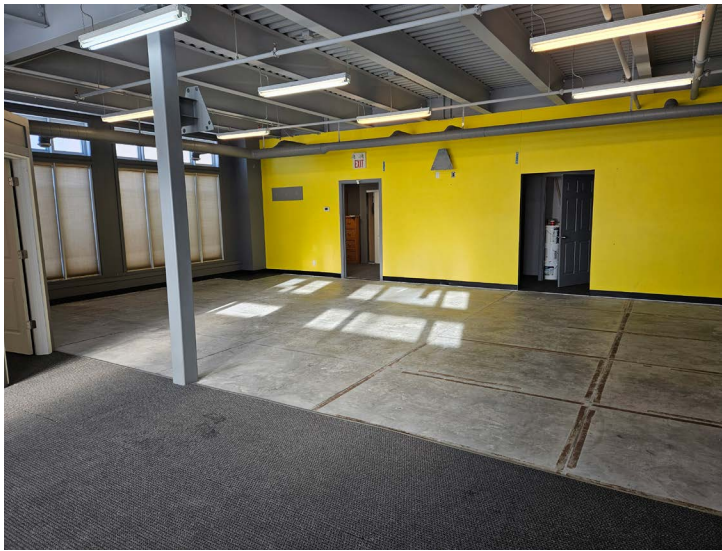


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#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

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## Financial Information:

Lease Rate:	\$25.00/sq ft
Op Costs:	\$11.50/sq ft (2024)
Possession:	Negotiable

## Property Information

MUNICIPAL ADDRESS	2332 Ellwood Drive SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0525416; Block: 3; Lot: 4
ZONING	EIB ( <a href="#">Ellerslie Industrial</a> )
SIZE	1,575 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



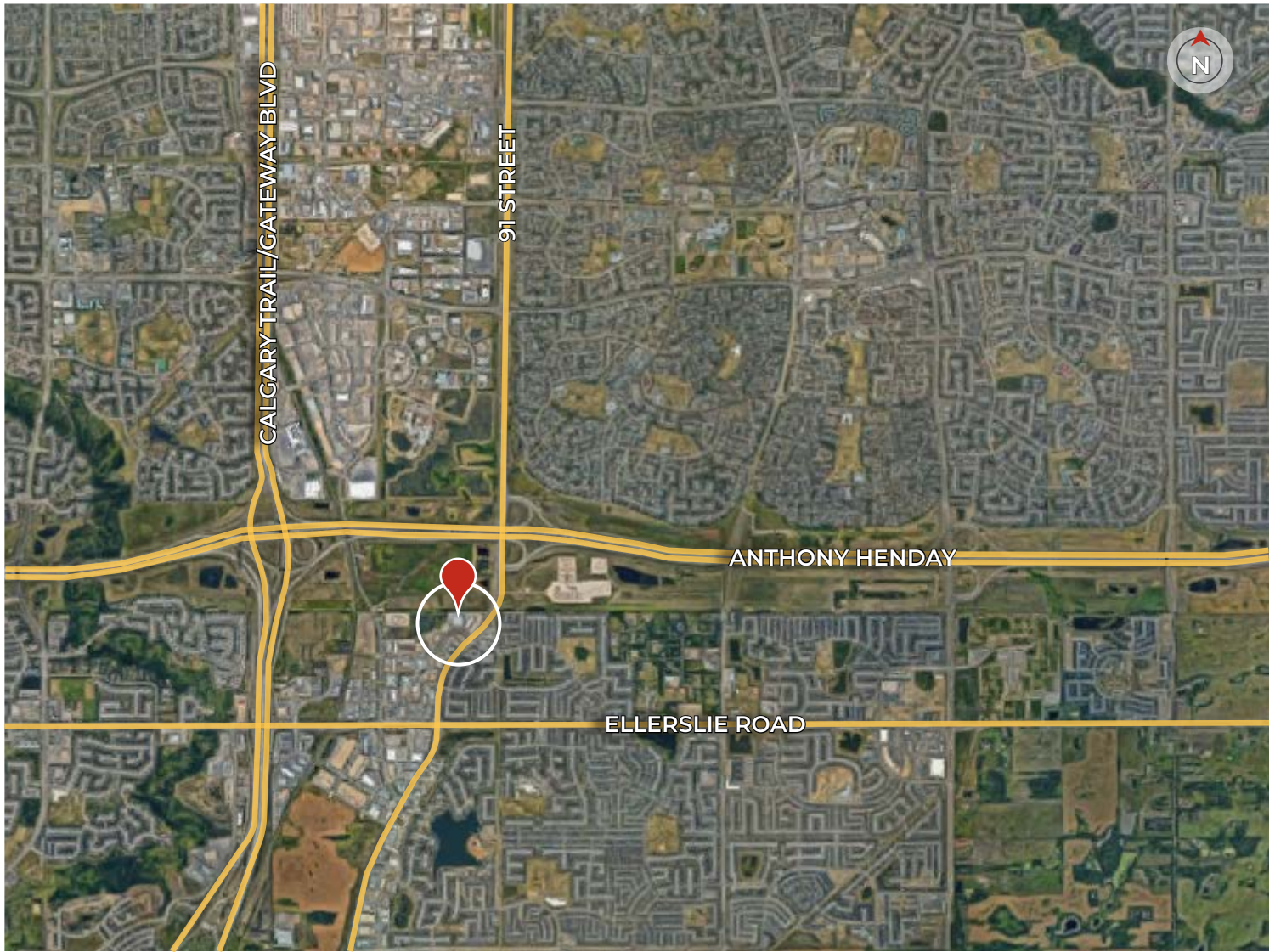
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Quality Based on **Results**, Not **Promises**.

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