

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

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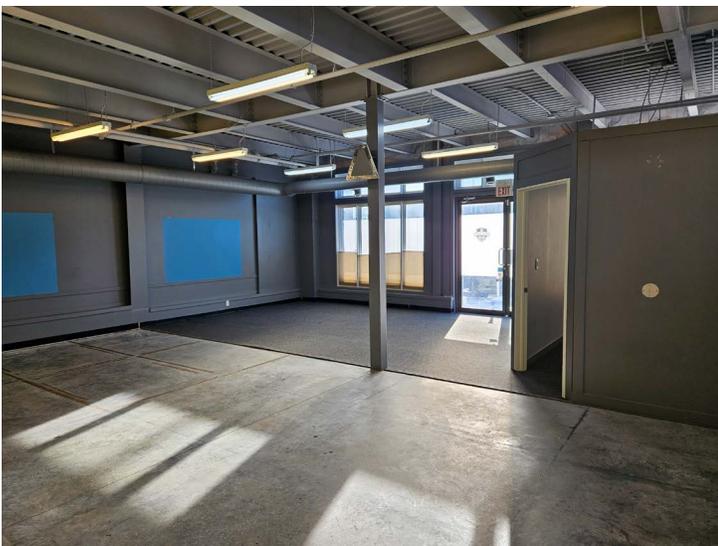
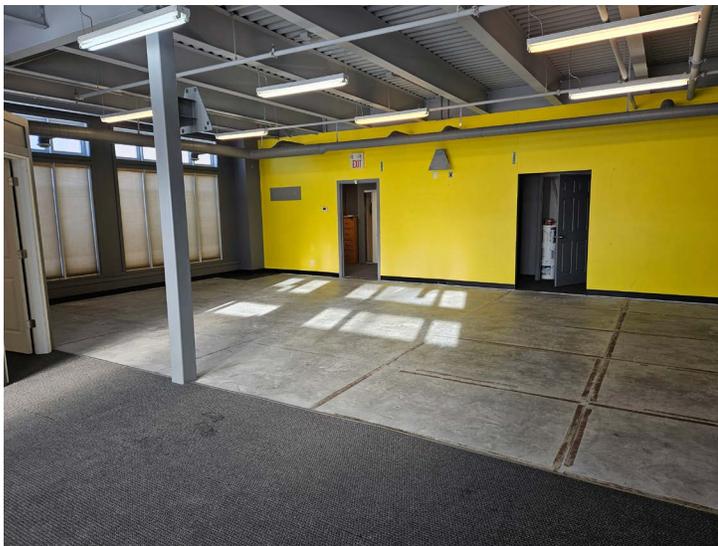


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T 780.448.0800 F 780.426.3007
#201, 9038 -51 Avenue NW Edmonton, AB T6E 5X4

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Office/Retail Space For Lease | 2332 Ellwood Dr SW, Edmonton



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 ([Ellerslie Industrial](#))

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

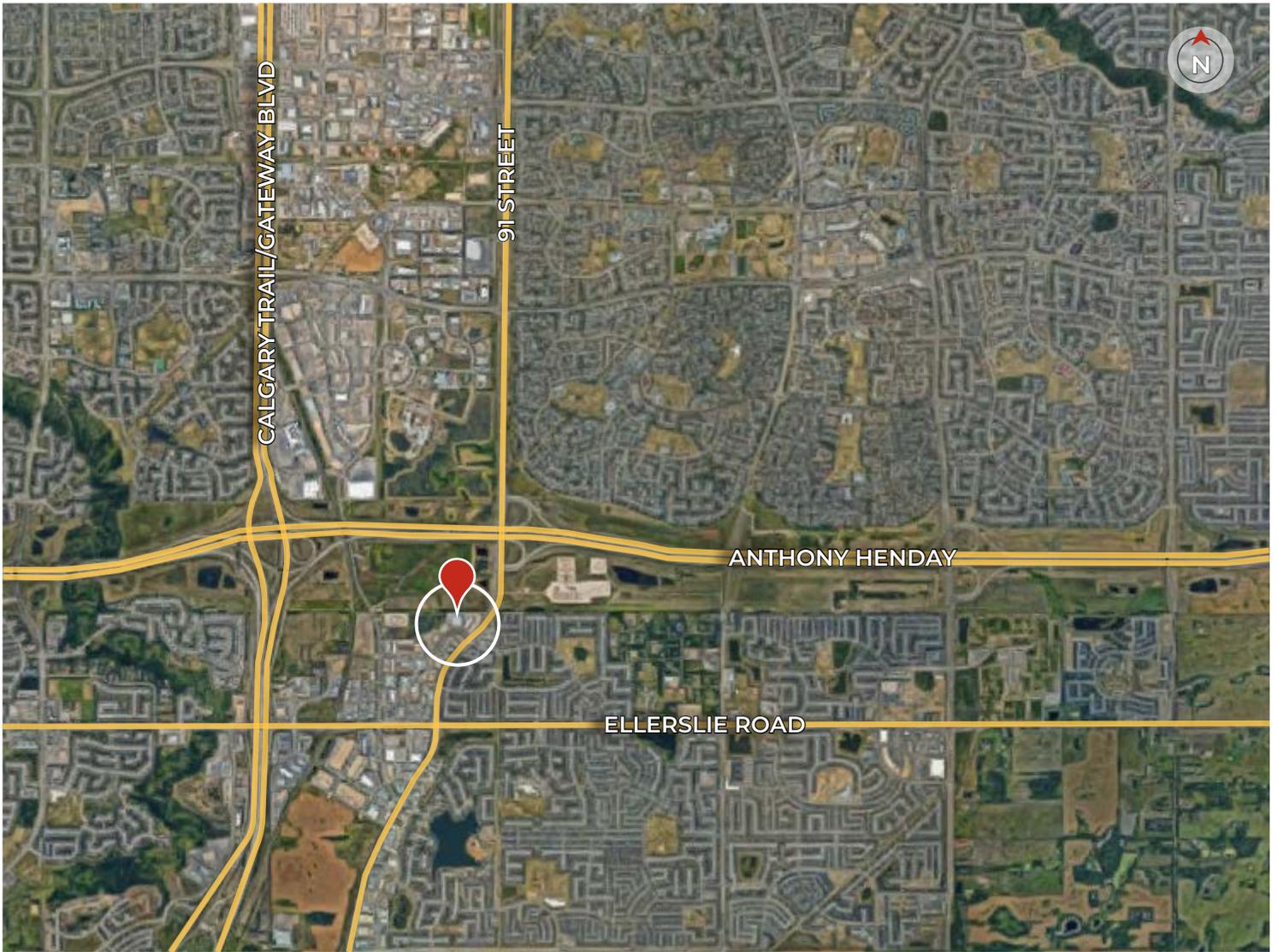


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Quality Based on **Results**, Not **Promises**.

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