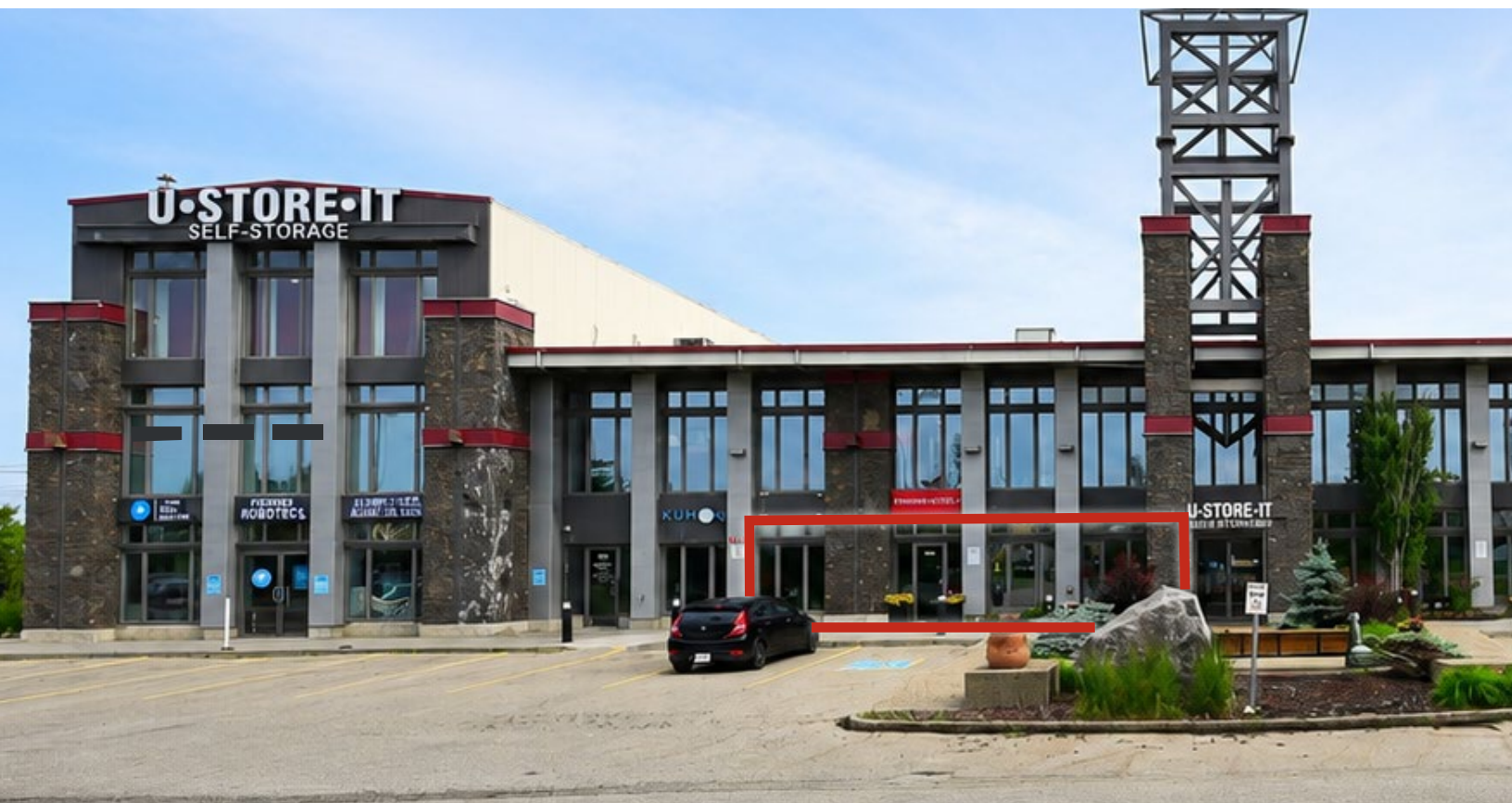


FOR LEASE

ELLERSLIE MAIN FLOOR OFFICE SPACE

2328 Ellwood Drive SW, Edmonton, AB



HIGHLIGHTS

- 1,200 sq ft ± main floor space available
- Ideal for destination retail
- Join U-Store-It, Kumon, Self Centre Massage & Wellness and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday
- U-Store-It generates significant foot traffic

JOEL WOLSKI

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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

Main Floor Office For Lease | 2328 Ellwood Drive SW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	2328 Ellwood Drive SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0525416; Block: 3; Unit: 4
ZONING	EIB (Ellerslie Industrial Business)
SIZE	1,200 sq ft ±
PARKING	Ample
SIGNAGE	Pylon & facade
LEASE RATE	\$30.00/sq ft
OP COSTS	\$11.50/sq ft (2026)
POSSESSION	Immediate

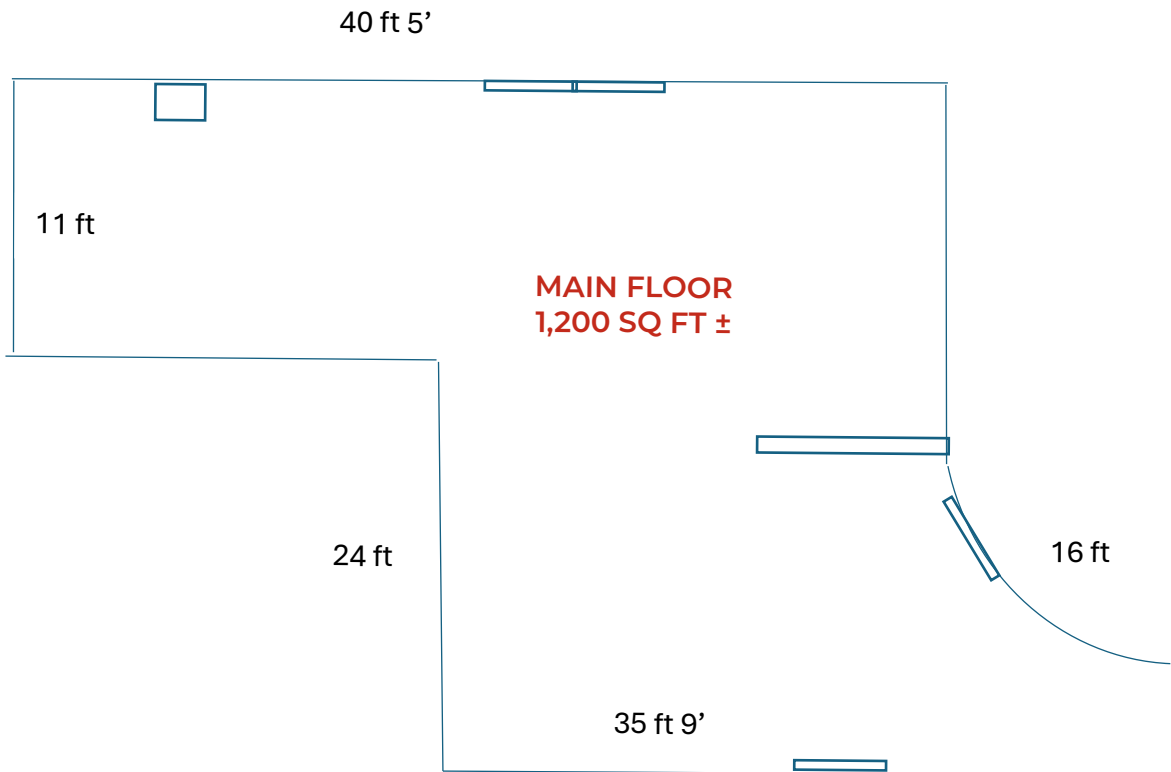


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Floor Plan | 2328 Ellwood Drive SW, Edmonton, AB

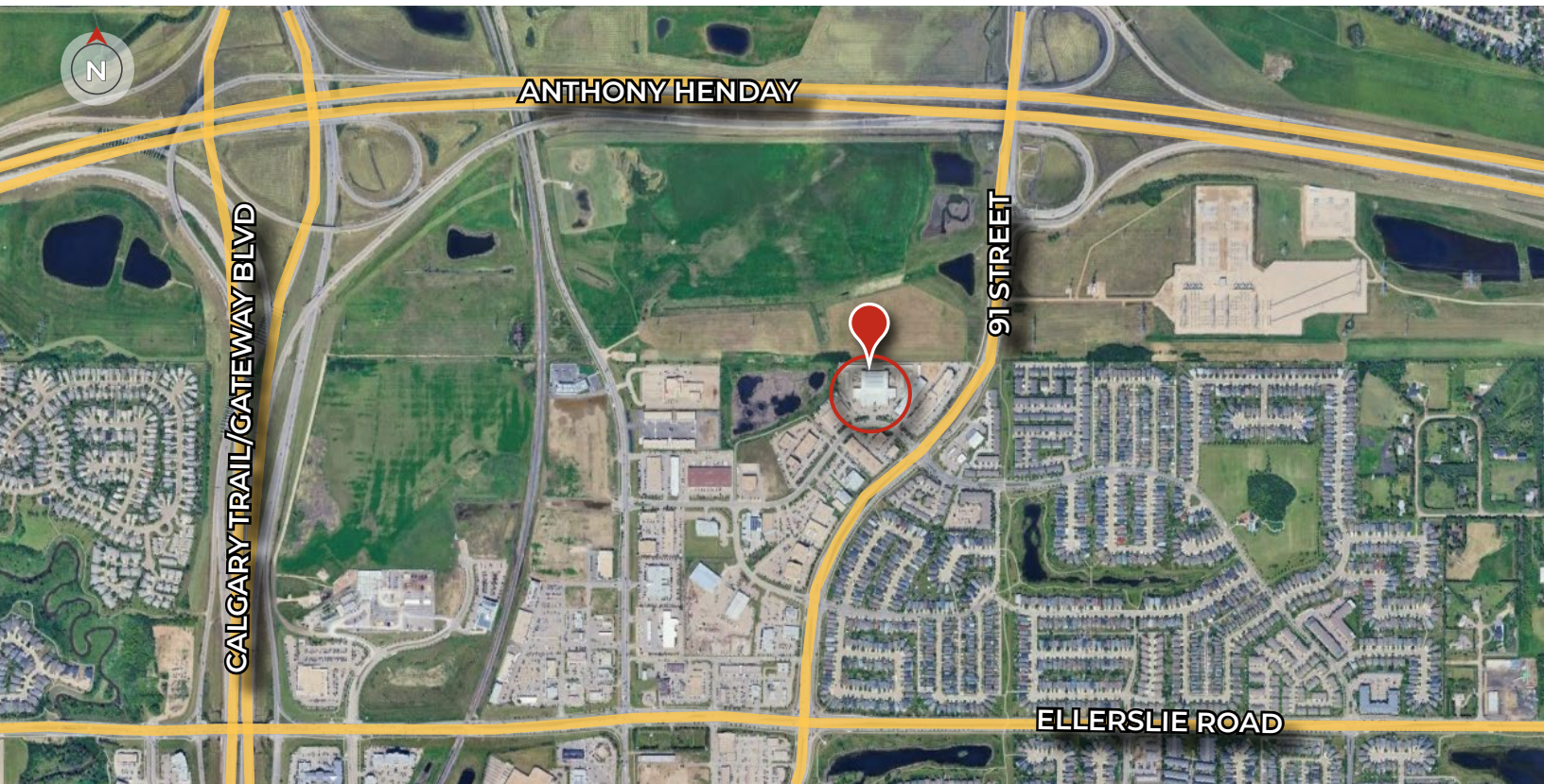


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*Quality Based on **Results**, Not **Promises**.*



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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 The offering may be withdrawn at any time without notice or cause.