

\$868,500 - 101 2627 Ellwood Drive, Edmonton

MLS® #E4407153

\$868,500

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

Multiple options for office/retail leasing available. Suite 101 - \$29/SQ FT (retail option) current space as finished office with 8 private offices, boardroom and open reception/workstation area approximately 1930 SQ FT; option for additional expansion with neighbouring office to provide an additional 1873 SQ FT (combined 3,500 SQ FT). This space could work well for retail/medical/dental/professional with option for private front door addition. Space can be kept as-is or configured to suit your needs. Suite 103 - \$27/SQ FT additional office space coming available for January 2025 of approximately 3000+ SQ FT. Parking Ratio is 3 stalls/1000 SQ FT with underground parking available at \$150+GST per month/stall. Quick access to 91st Street, Parsons Road, Ellerslie Road, EIA and Anthony Henday Drive.

Built in 2010

Essential Information

| | |
|------------|-----------|
| MLS® # | E4407153 |
| Price | \$868,500 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Office |
| Status | Active |



Community Information

| | |
|-------------|------------------------|
| Address | 101 2627 Ellwood Drive |
| Area | Edmonton |
| Subdivision | Ellerslie Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0P7 |

Exterior

| | |
|--------------|----------|
| Exterior | Concrete |
| Construction | Concrete |

Additional Information

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|----------------|----------------------|
| Date Listed | September 19th, 2024 |
| Days on Market | 221 |
| Zoning | Zone 54 |

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Listing information last updated on April 28th, 2025 at 11:02am MDT