

\$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

Date Listed	September 19th, 2024
Days on Market	176
Zoning	Zone 54

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Listing information last updated on March 14th, 2025 at 10:17am MDT