

## \$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 | 209                  |
| Zoning         | Zone 54              |

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Listing information last updated on April 16th, 2025 at 1:02am MDT