

ELLWOOD DRIVE

201, 2520 Ellwood Drive SW,
Edmonton AB

MaxWell

Commercial



ROMI SARNA AND
ASSOCIATES

FOR SALE OR LEASE

ELLWOOD DRIVE

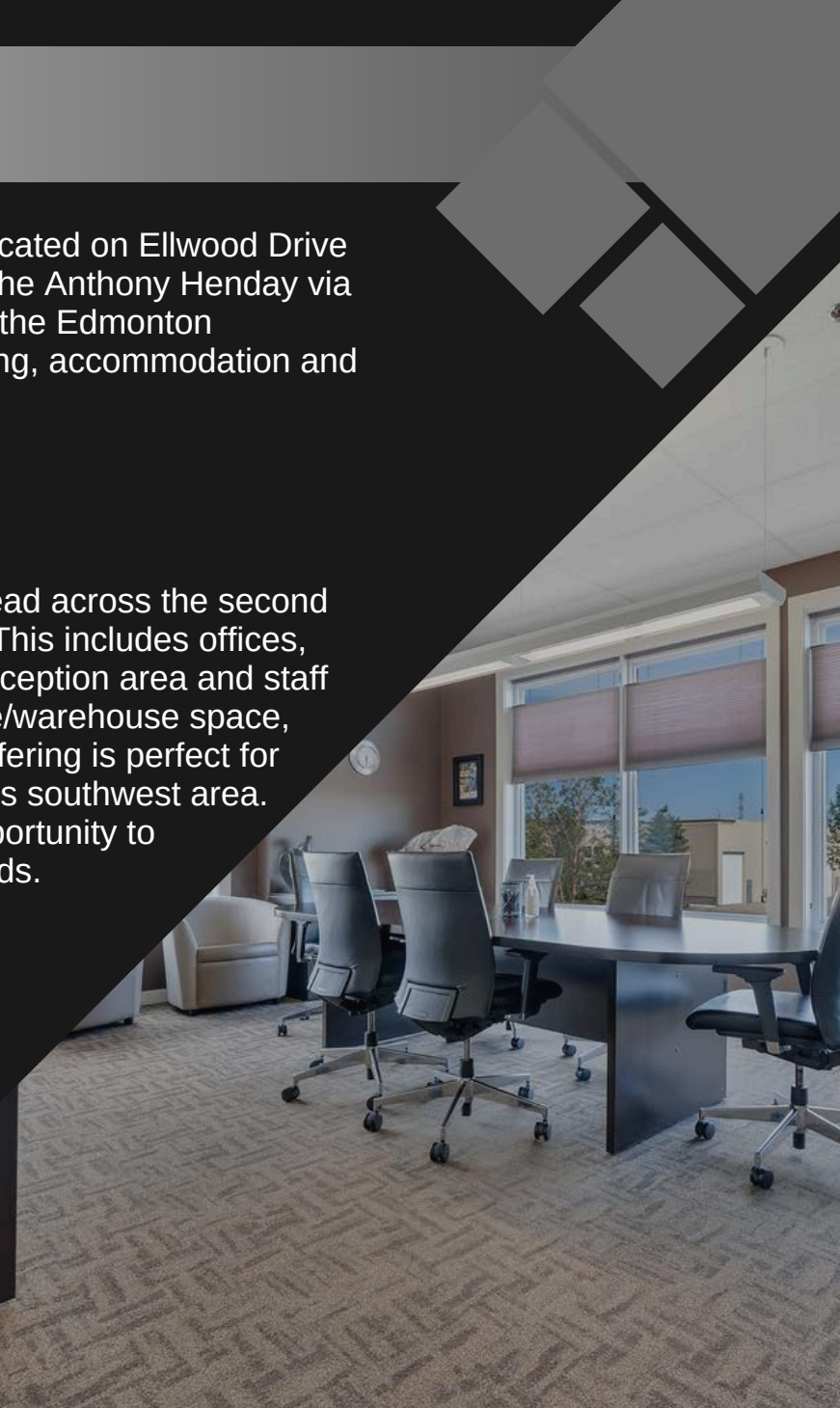
Situated in the vibrant Summerside area, this premier property is located on Ellwood Drive SW in Edmonton, AB, north of Ellerslie Road with direct access to the Anthony Henday via the 91st Street exit. This property is less than 15 minute drive from the Edmonton International Airport and within close proximity to numerous shopping, accommodation and business amenities.

ELLERSLIE INDUSTRIAL ADVANTAGE

Explore up to 4,408 sq ft of meticulously designed office space spread across the second floor, featuring a thoughtful layout that includes a variety of rooms. This includes offices, meeting rooms, a board room, cubicle areas, a spacious kitchen, reception area and staff room. The main floor offers an additional 962 sq ft of heated garage/warehouse space, enhancing the property's functionality and versatility. This unique offering is perfect for businesses looking to establish a prominent presence in Edmonton's southwest area. Whether for sale or lease, this property provides an exceptional opportunity to secure a well-equipped workspace tailored to diverse business needs. Some furniture can be included.

Excellent Transportation Links: Located near major roads (Queen Elizabeth II Highway and Anthony Henday Drive. Ellerslie Road, 91 Street, and 41 Avenue) and public transportation stops, customers can reach Ellwood Drive with ease.

Surrounding Demographics: Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie.



AERIAL MAP



HOUSEHOLD INCOME

Median Household Income \$106,426
In Labor Force 82.6%

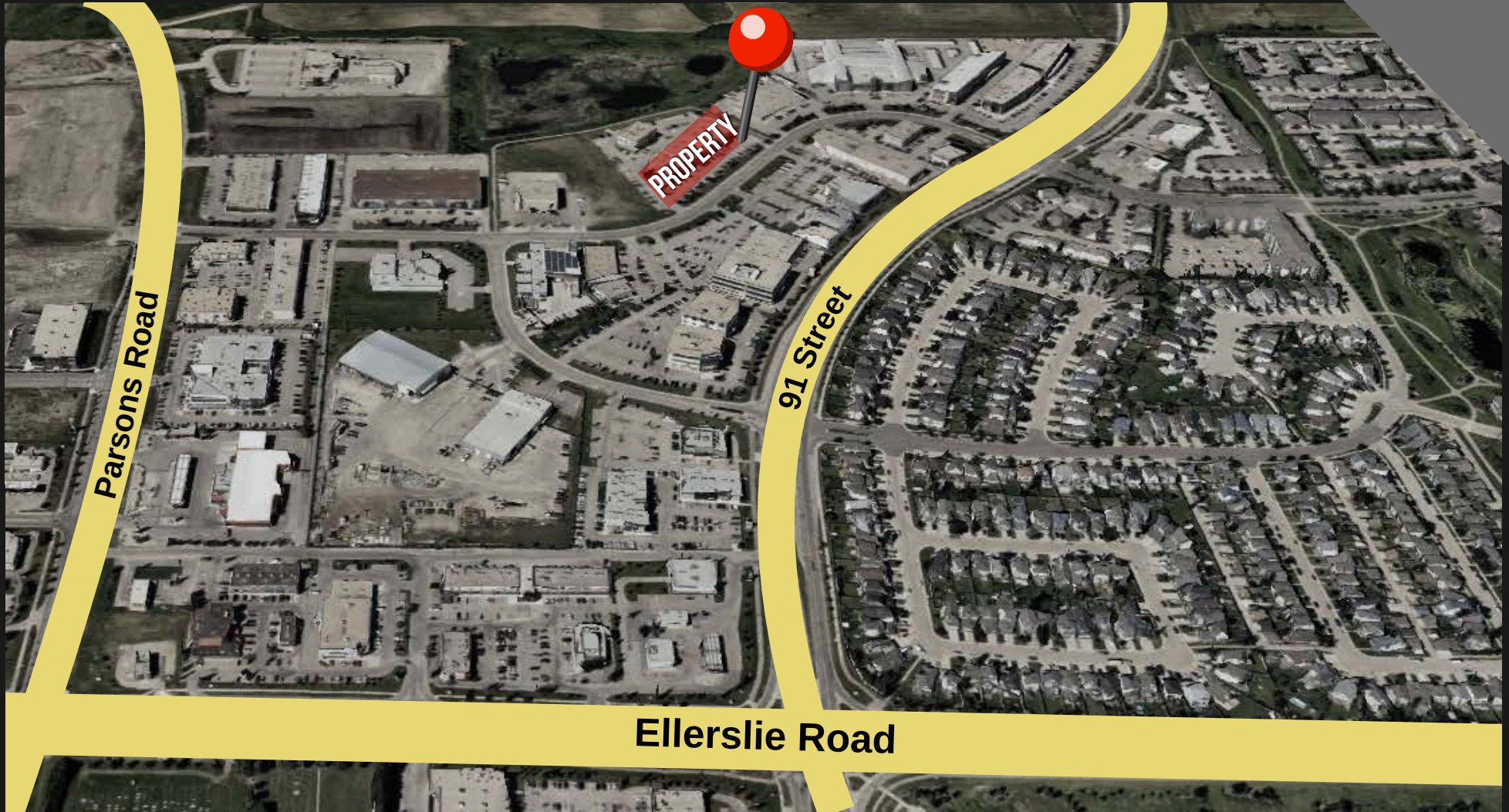


POPULATION & EXPOSURE

- Population: 68,000
- Households: 21,425
- Labor Force Population: 51,430
- Parsons Road: 21,608 VPD
- 91 Street: 38,559 VPD
- Ellerslie Road: 32,000 VPD

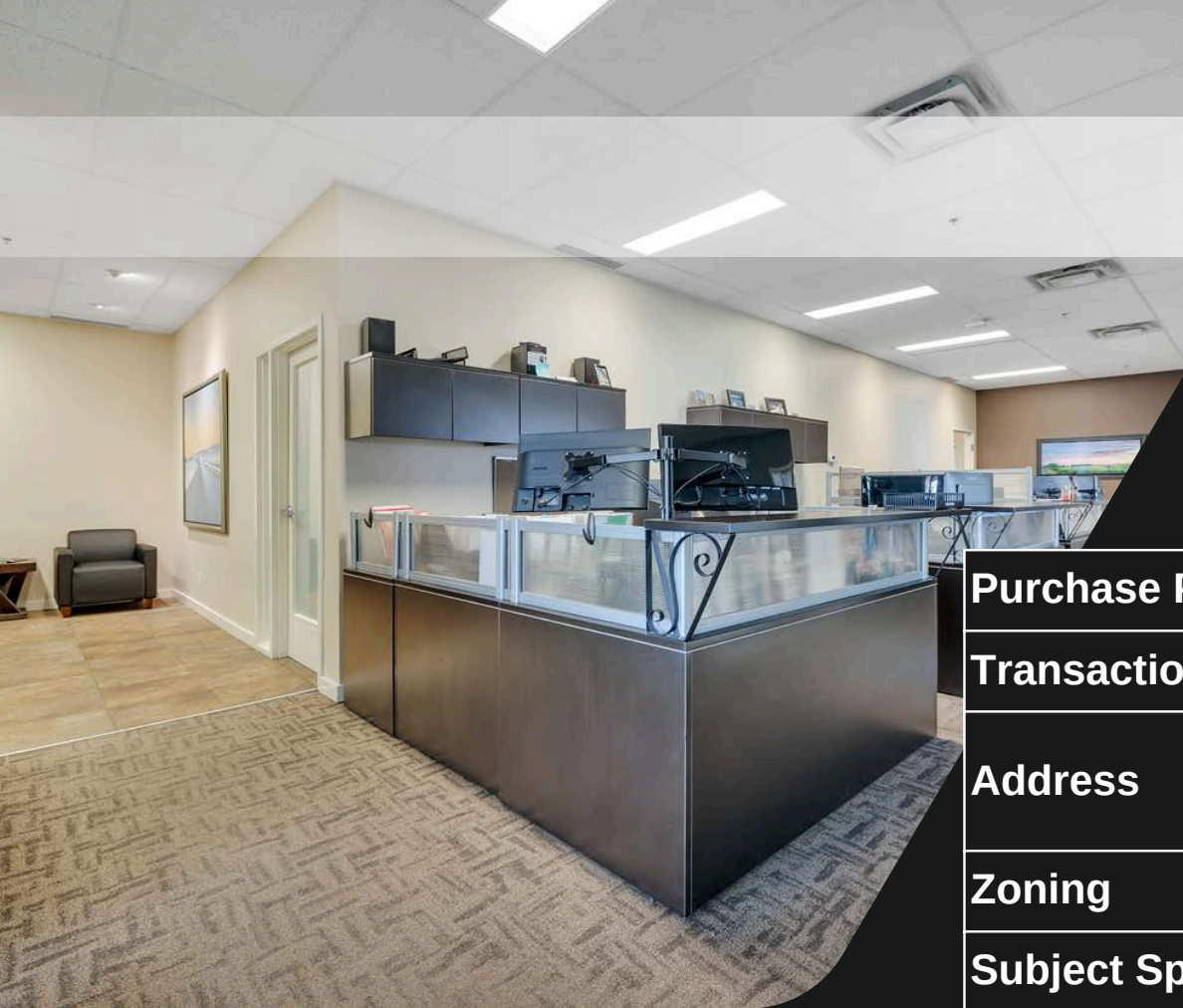
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AERIAL MAP



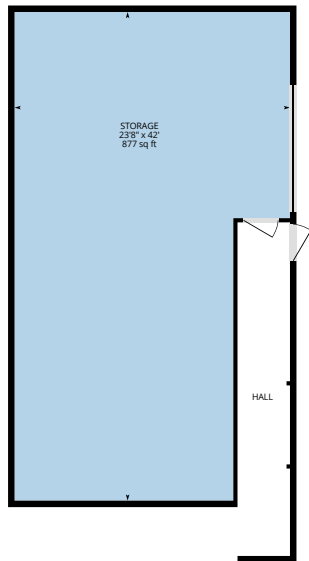
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PROPERTY DETAILS

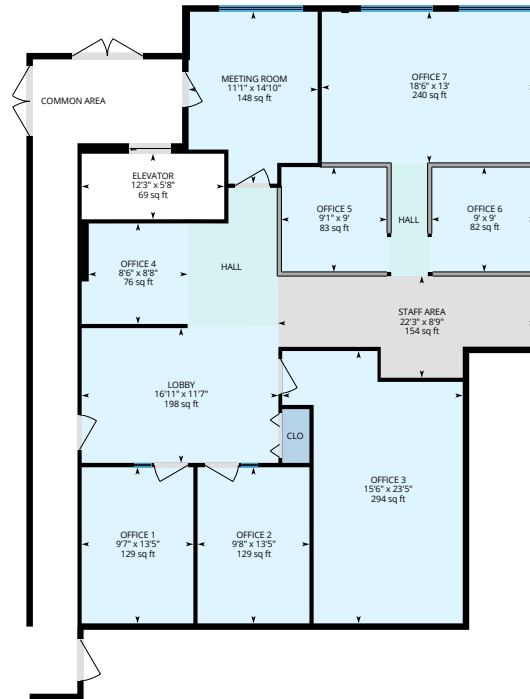


Purchase Price	\$1,700,000
Transaction Type	For Sale or Lease
Address	#201 2520 Ellwood DR SW
Zoning	EIB
Subject Space Area	5,370
Year Built	2008
Prop Taxes	\$19,794.40 / 2024
Net Lse Rate SF/Annum	\$22.00
Lease Op Cost SqFt	\$13.00

SITEPLAN



1st Floor
Exterior Area 962.50 sq ft



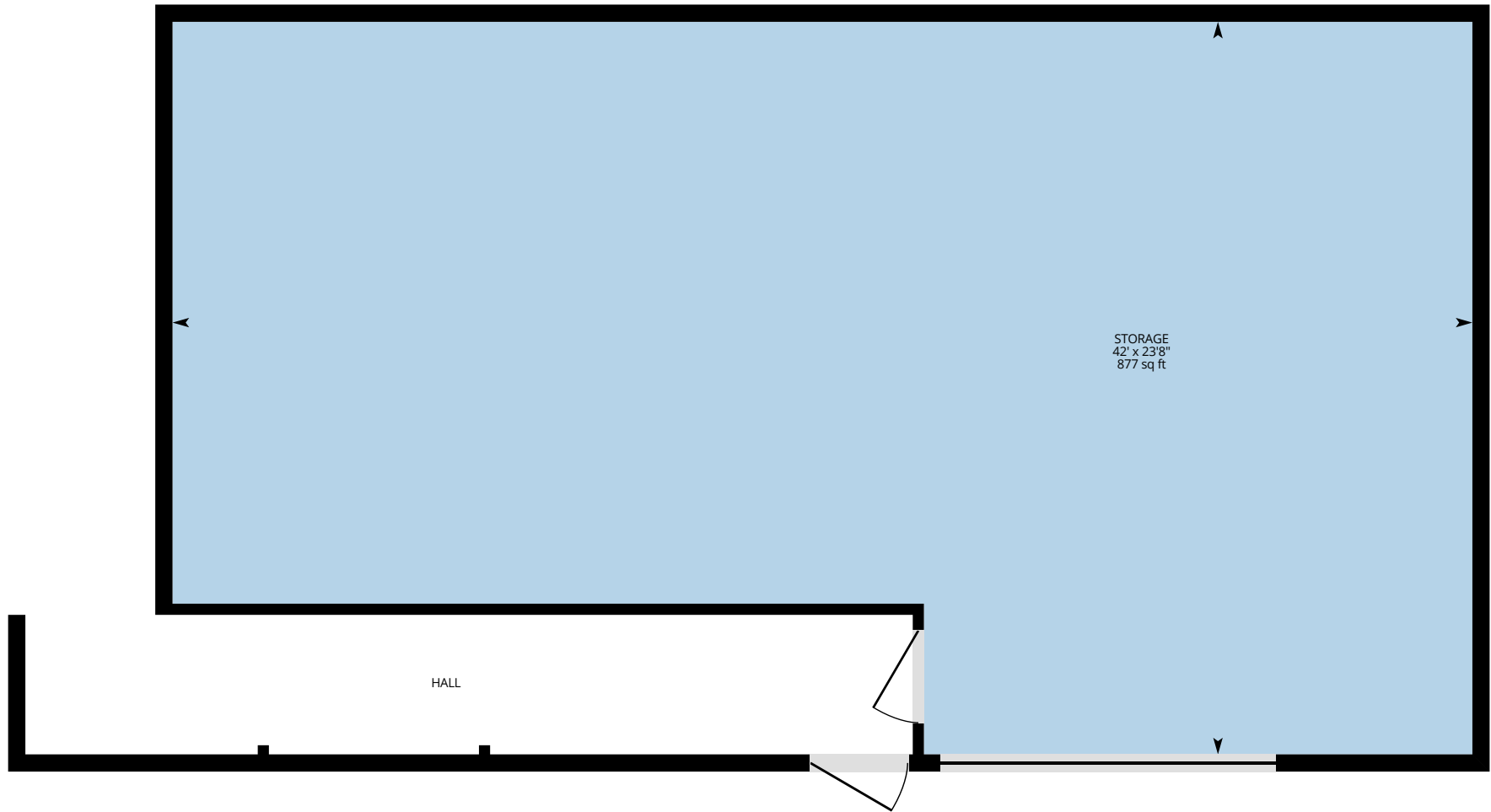
2nd Floor West
Exterior Area 1852.88 sq ft



2nd Floor East
Exterior Area 2556.74 sq ft

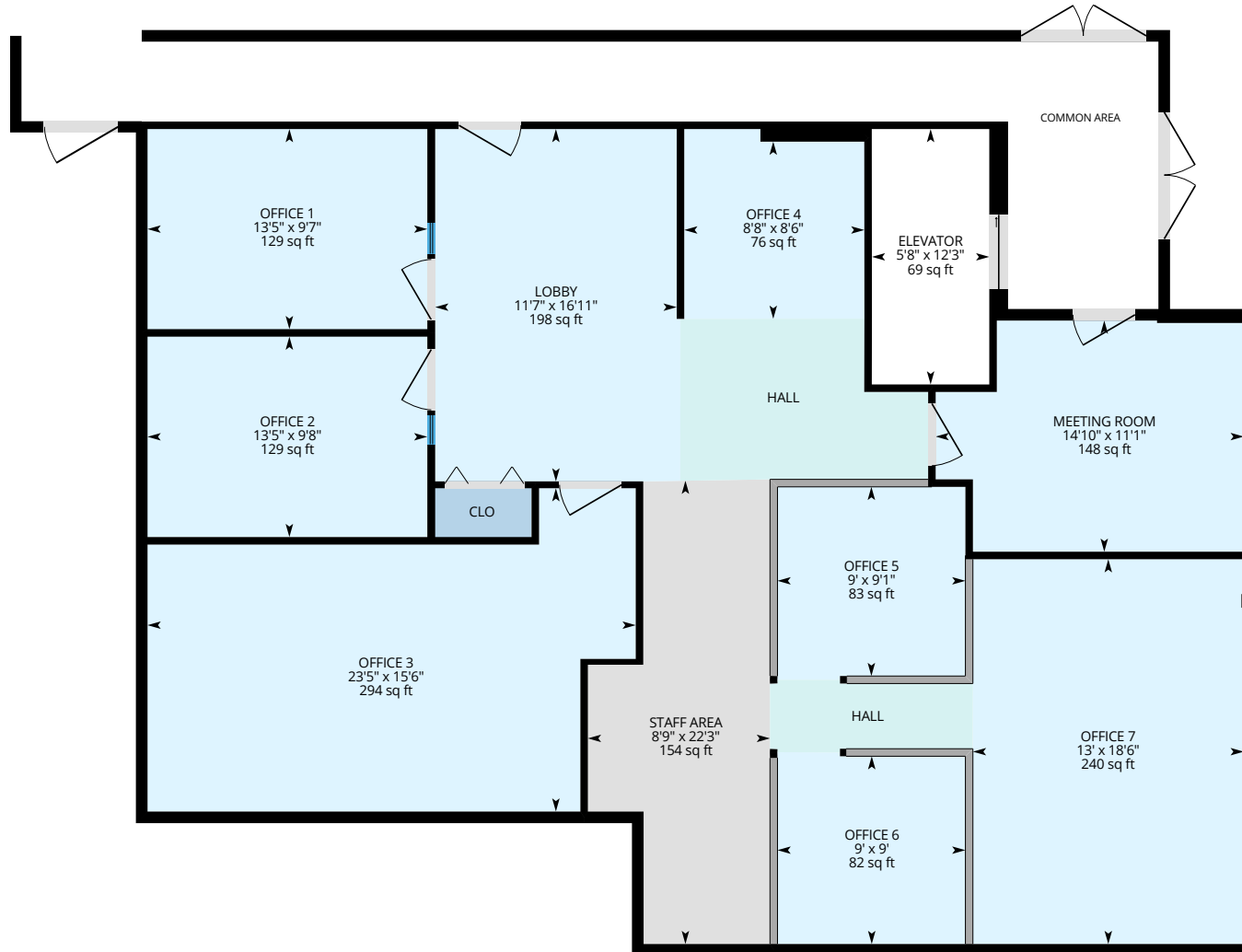
SITEPLAN

1st Floor Exterior Area 962.50 sq ft
Interior Area 887.67 sq ft
Excluded Area 129.43 sq ft



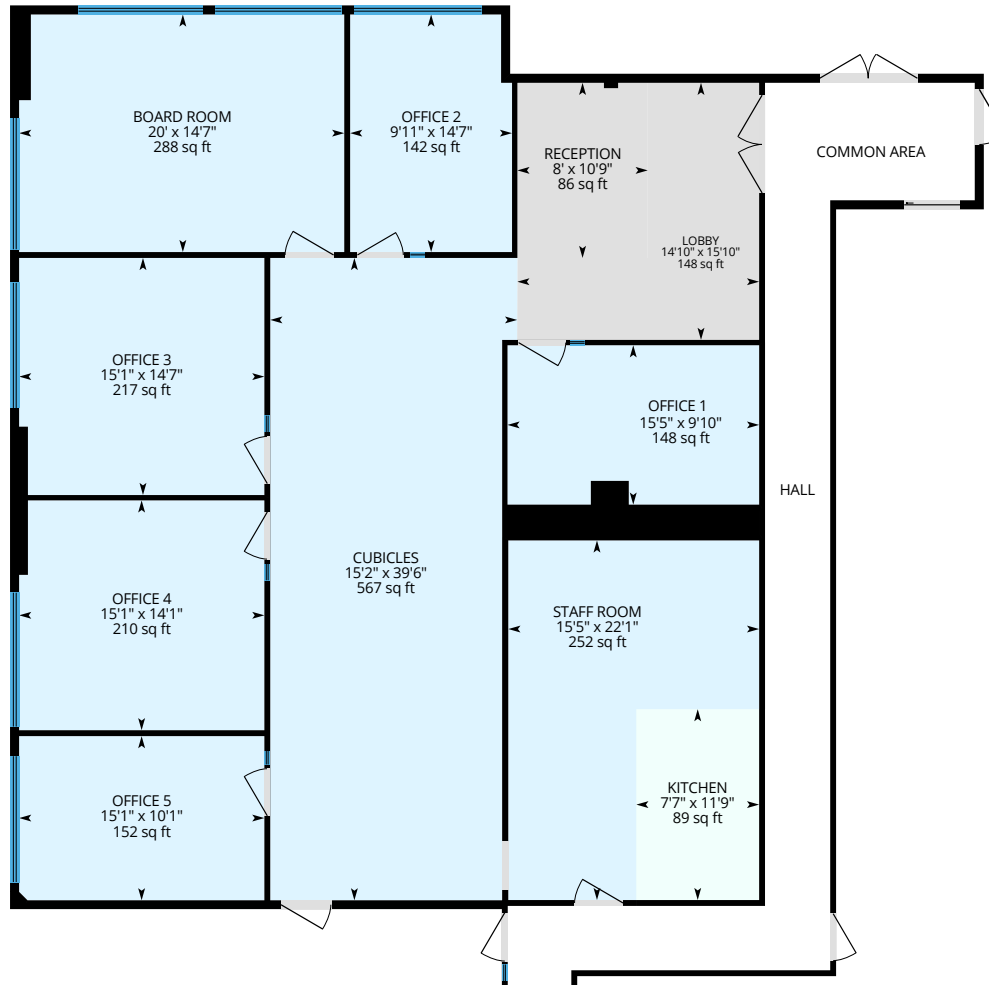
SITEPLAN

2nd Floor West Exterior Area 1852.88 sq ft
Interior Area 1744.47 sq ft
Excluded Area 355.64 sq ft



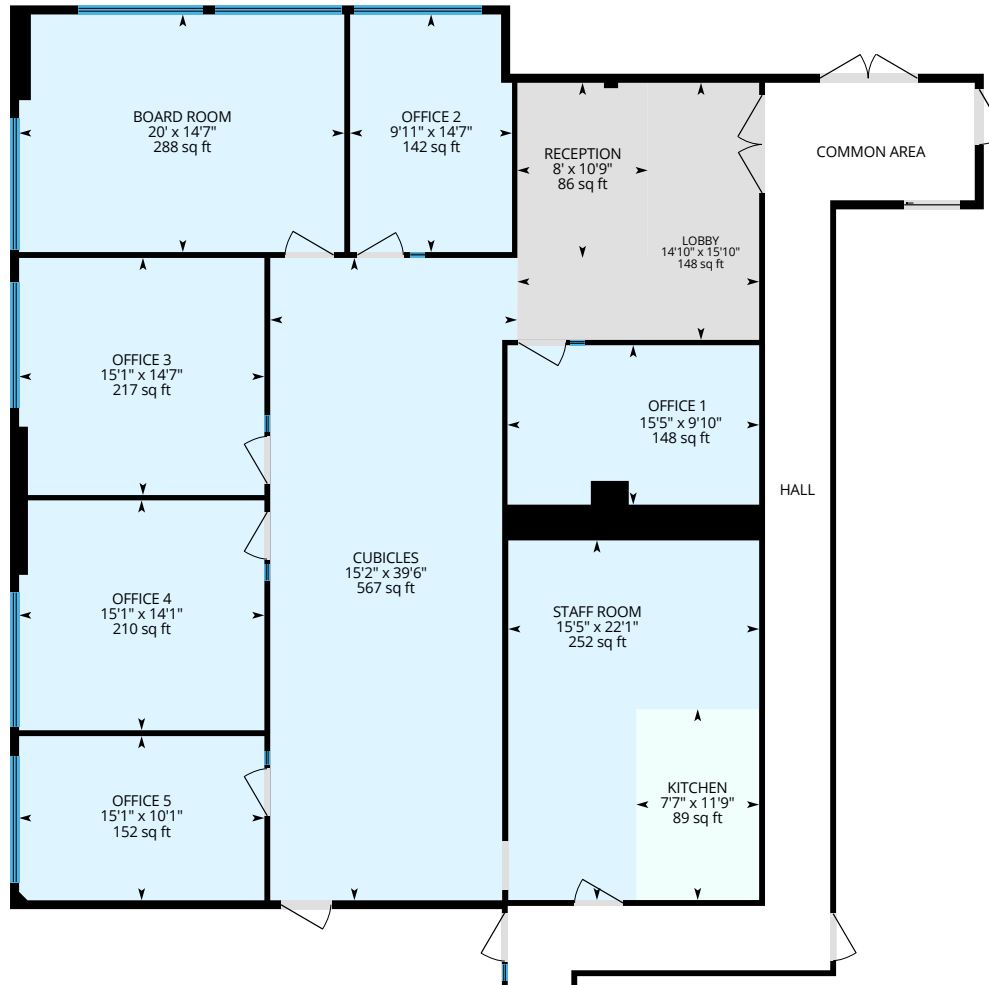
SITEPLAN

2nd Floor East Exterior Area 2556.74 sq ft
Interior Area 2429.96 sq ft
Excluded Area 348.61 sq ft



SITEPLAN

2nd Floor East Exterior Area 2556.74 sq ft
Interior Area 2429.96 sq ft
Excluded Area 348.61 sq ft



CONTACT US

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