

## \$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	223
Zoning	Zone 54

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Listing information last updated on April 30th, 2025 at 5:17pm MDT