



Edmonton Alberta

\$30

Unit 2411, Well-located 1,208 SQFT commercial unit available for lease in a SW Edmonton commercial condominium complex along Ellwood Drive SW. Excellent visibility and easy access to Whitemud Drive and Anthony Henday, with established neighbouring businesses driving consistent daytime traffic. The space offers flexible configuration suitable for a variety of uses, including grocery store, laundromat, or small professional office for accountants, lawyers, and similar service businesses. Tenant utilities are separately metered. Lease terms: \$30.00/sf base rent plus operating costs. 5-year preferred term with renewal options available. Possession and tenant inducements negotiable. Ideal for an owner-operator or established business looking for an affordable, accessible footprint in southeast Edmonton. (id:6769)

Listing Presented By:



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MaxWell Polaris

<https://www.samraheel.com/>



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