



Edmonton Alberta

\$29

Exceptional opportunity to lease or purchase premium retail or office space in a modern, professional-grade concrete and steel building. This main floor unit offers approximately 3,968 net sq. ft. of well-designed space featuring a welcoming reception area, 10 private offices, a boardroom, kitchen, and open workstation areas. Ideal for a wide range of professional, medical, or service-based businesses. Located on Ellwood Drive between 91st and 99th Streets, with excellent exposure and high traffic volumes, the property provides prime visibility with signage opportunities. The building offers underground and surface parking for staff and clients, and is home to long-term anchor tenants, a physiotherapy clinic, restaurant, and daycare. A rare chance to establish your business in a high-quality, high-visibility location in a well-managed professional building. Other Property Types: Office, Retail Subject Space Width: 70 Ownership Interest: Condo Property, Agent/Seller has Interest Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Chelsea Appointment Phone: 780-818-8391 Lease Operating Costs Included: Management, Utilities for common area, insurance for common area, property taxes, cleaning for common areas, waste disposal & recycling, snow removal and landscaping, building repairs & maintenance, fire protection Paragon Listing ID: E4463401 (id:6769)

Listing Presented By:



Originally Listed by:
Royal Lepage Summit Realty



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