



## 2627 ELLWOOD Drive 101 Edmonton AB

\$868,500

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 3,803 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.

Listing Presented By:



Originally Listed by:  
Royal Lepage Summit Realty

eyu@cassel.ca

**RE/MAX ELITE**

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Phone: 780-406-4000

Fax:

executive@eliterealestate.ca