

INVESTMENT SALE

LEASED FIXTURED RESTAURANT/COMMERCIAL
KITCHEN IN SOUTH EDMONTON

NAI Commercial



#19, 2976 ELLWOOD DRIVE SW | EDMONTON, AB | INVESTMENT

PROPERTY DESCRIPTION

- Leased investment property located in the desirable Ellerslie Industrial neighbourhood in southwest Edmonton
- Fixtured main floor retail bay operated as a take out restaurant
- Tenant has been in place since 2022
- Current net operating income offering a capitalization rate of 7.7% (based on list price)
- Opportunity for rental increases

CHAD SNOW

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ADDITIONAL INFORMATION

AREA AVAILABLE	618 sq.ft.± (592 sq.ft. as per condo plan)
LEGAL DESCRIPTION	Condo Plan 1124803, Unit 19
ZONING	EIB (Ellerslie Industrial Business Zone)
CONDO FEES	\$378.07/month (2025 budget)
YEAR BUILT	2011
PROPERTY TAXES	\$7,449.76 (City of Edmonton, 2025)
SALE PRICE	\$464,000 \$449,900



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