

FOR LEASE

ELLERSLIE MAIN FLOOR OFFICE SPACE

2328 Ellwood Drive SW, Edmonton, AB



HIGHLIGHTS

- 1,200 sq ft ± main floor space available
- Ideal for destination retail
- Join U-Store-It, Kumon, Self Centre Massage & Wellness and more
- Excellent access to 91 Street, Ellerslie Road and Anthony Henday
- U-Store-It generates significant foot traffic

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ROYAL PARK
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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Main Floor Office For Lease | 2328 Ellwood Drive SW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS 2328 Ellwood Drive SW,
Edmonton, AB

LEGAL DESCRIPTION Plan: 0525416; Block: 3; Unit: 4

ZONING EIB ([Ellerslie Industrial Business](#))

SIZE 1,200 sq ft ±

PARKING Ample

SIGNAGE Pylon & facade

LEASE RATE **\$30.00/sq ft**

OP COSTS \$11.50/sq ft (2026)

POSSESSION Immediate

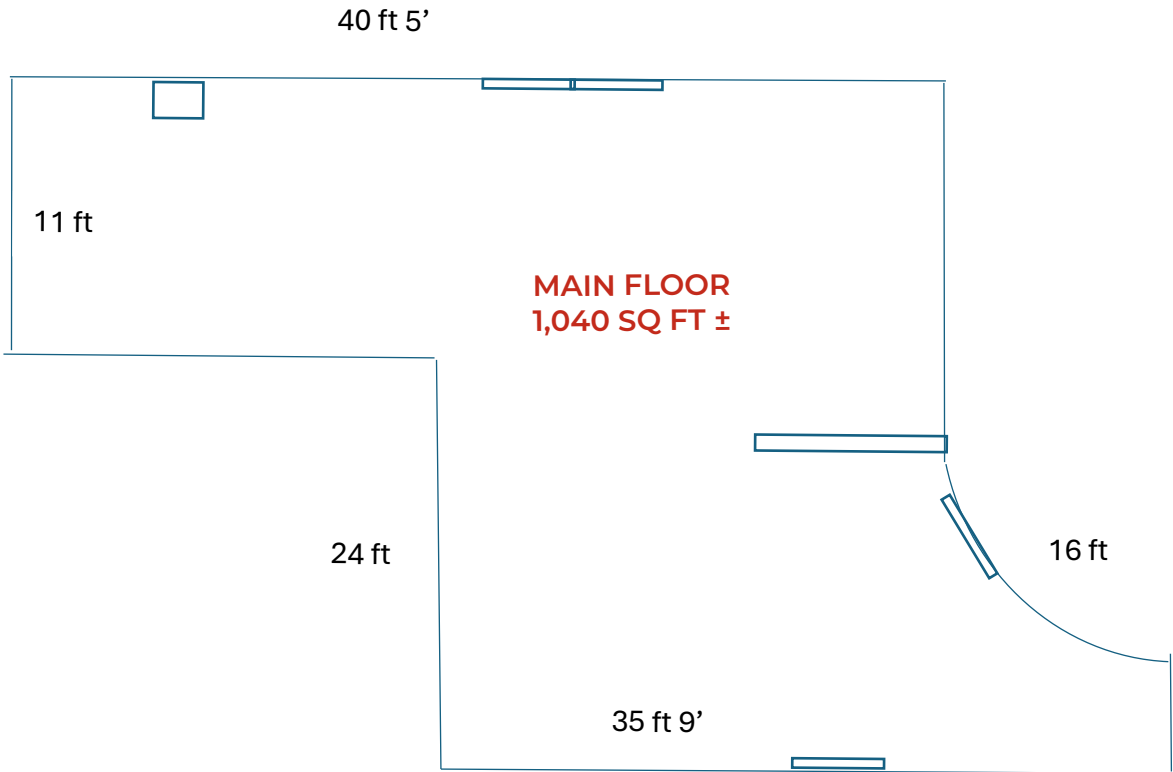


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Floor Plan | 2328 Ellwood Drive SW, Edmonton, AB

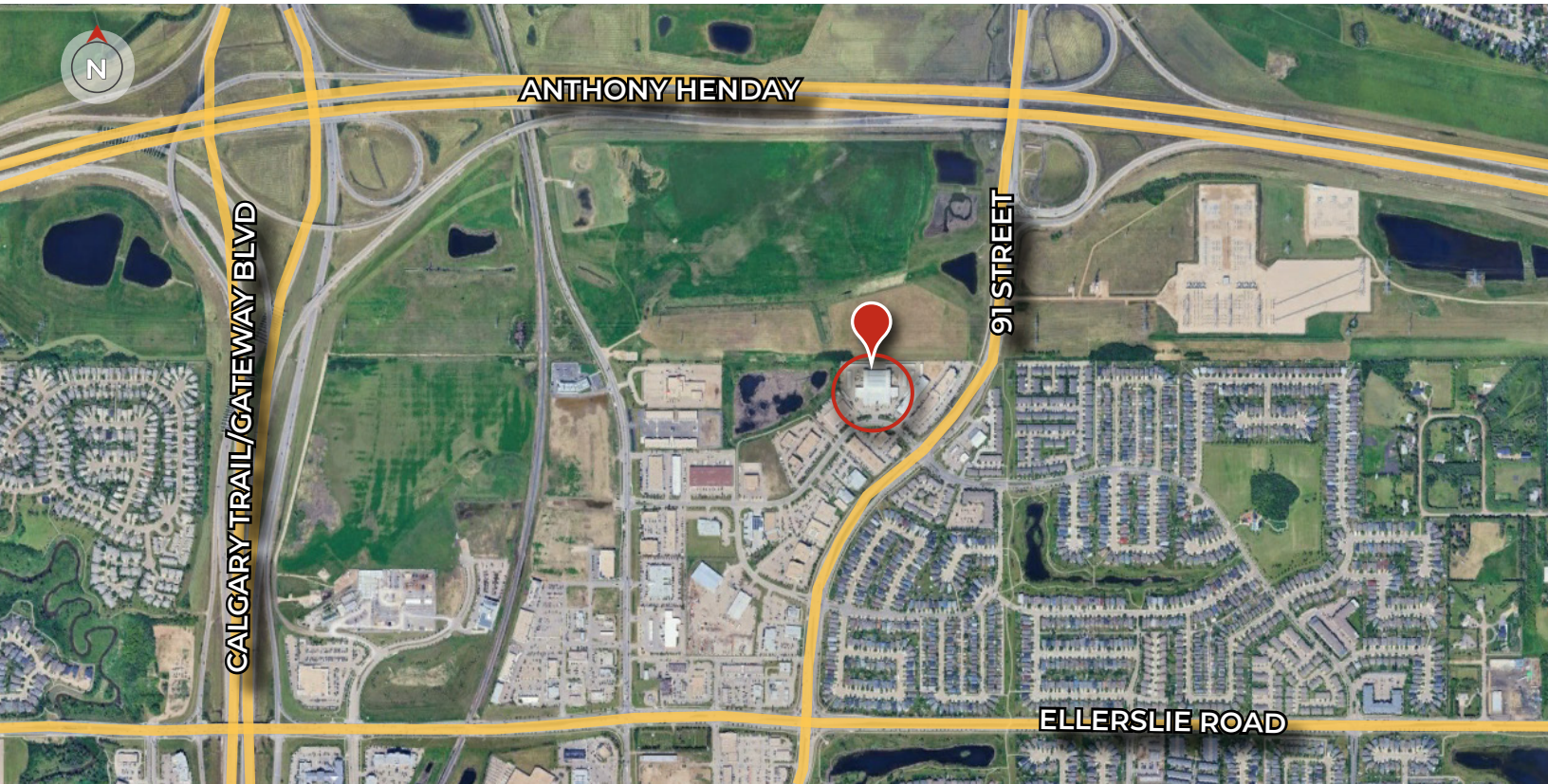


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Quality Based on **Results**, Not **Promises**.



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