

FOR LEASE

SECOND FLOOR OFFICE/RETAIL

2431 Ellwood Drive, Edmonton, AB



HIGHLIGHTS

- Fantastic open concept second floor retail/office space with great natural lighting
- Convenient ground power for various types of equipment
- Perfect space for a yoga, art, photography, lash and brow studio, hair salon, tattoo parlour, or pilates studio
- Easy access to 91 street, the Anthony Henday, and Ellerslie Road
- Call for more information

RAYA WOLSKI

Licensed Assistant

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SCOTT ENDRES

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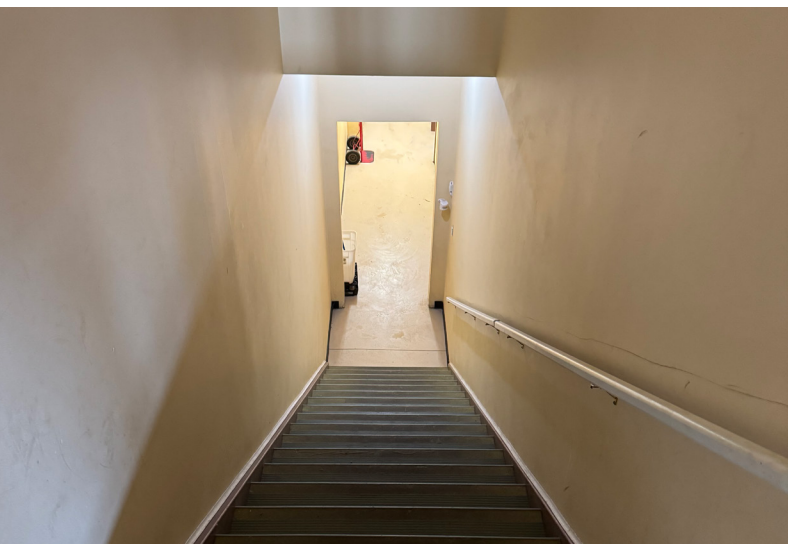


**ROYAL PARK
REALTY™**

T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

For Lease | 2431 Ellwood Drive, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	2431 Ellwood Drive, Edmonton, AB
LEGAL DESCRIPTION	Plan: 0725867; Unit: 11
PROPERTY TYPE	Office/Retail
ZONING	EIB (Ellerslie Industrial Business)
SIZE	1,350 sq ft ±
POWER	120/240 Volts 100 Amps
PARKING	Scramble
LEASE RATE	\$8.00/sq ft
OP COSTS	\$7.25/sq ft (2026)
POSSESSION	30 Days



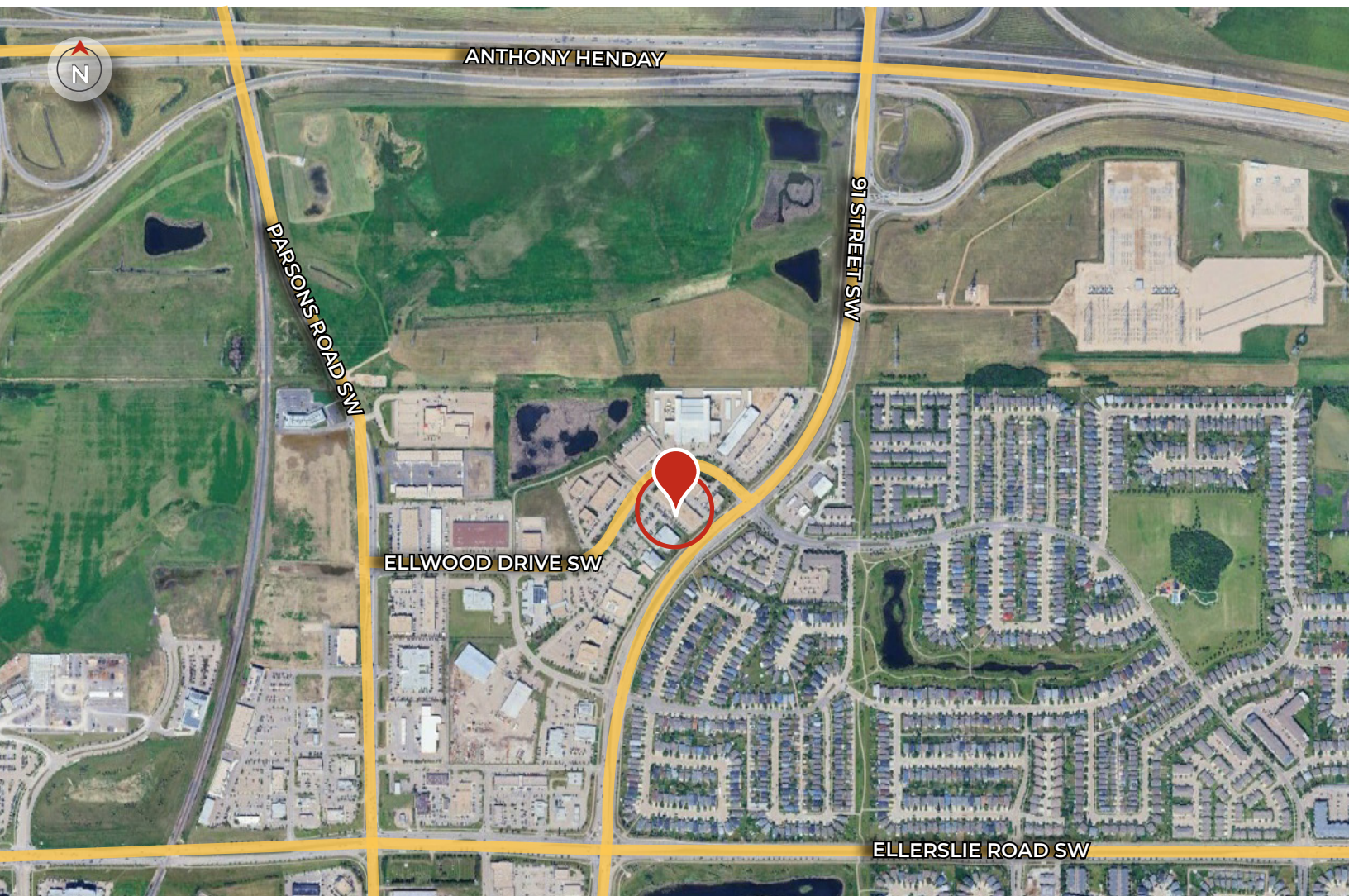
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Property Location | 2431 Ellwood Drive, Edmonton, AB



Quality Based on Results, Not Promises.



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