

FOR LEASE

Sapphira
DEVELOPMENTS

Ellwood Development

2704 Ellwood Drive SW
Edmonton, AB



IDEAL LOCATION FOR DAYCARE, MEDICAL & PROFESSIONAL SERVICE TENANTS

- **Exciting new development opportunity** in Southeast Edmonton available for a Fall 2027 Possession
- **Great access and ample parking** on a site in close proximity to the Anthony Henday, Calgary Trail and Ellerslie Road
- **Seeking** Martial Arts Studio, Wellness Clinic, Nordic Spa, Indoor Golf and Banquet Hall Users

Ben Snider
Associate Vice President
+1 780 915 8417
ben.snider@avisonyoung.com

Darren Snider
Principal
+1 780 429 7560
darren.snider@avisonyoung.com

Emma Anderson
Associate, Brokerage Services
+1 780 446 1688
emma.anderson@avisonyoung.com

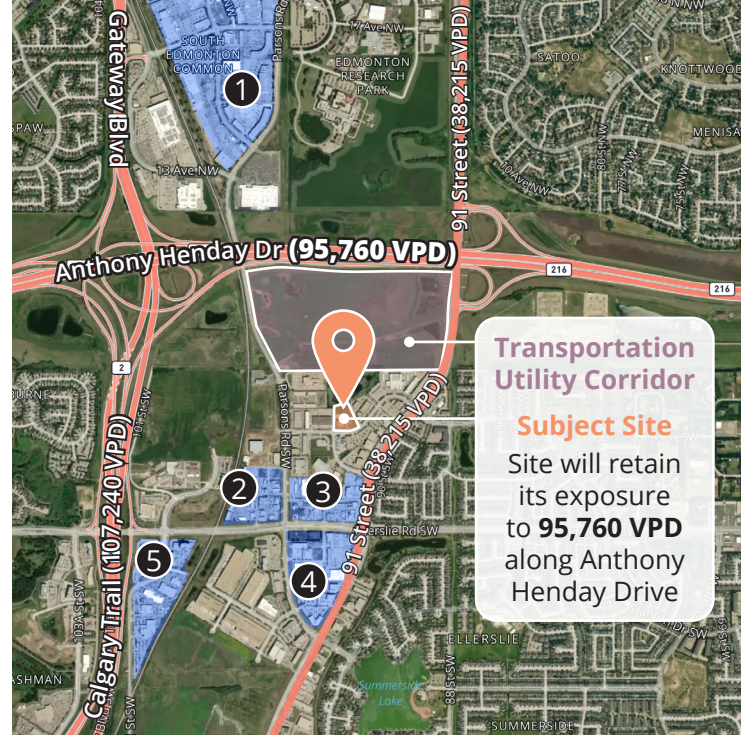
**AVISON
YOUNG**

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OFFERING SUMMARY

Address:	2704 Ellwood Dr SW, Edmonton
Area Available:	2,400 - 11,500 SF
Timing:	Fall 2027
Zoning:	Ellerslie Industrial Business Zone (EIB)
Additional Rent:	\$16.00 PSF (Estimate)
Lease Rate:	Market

EXPOSURE TO 95,760 VPD ON ANTHONY HENDAY DRIVE!



Nearby Amenities/Retail Nodes

1	South Edmonton Common: Canadian Tire, Home Depot, Staples, Best Buy, IKEA, Walmart, Cineplex Odeon, Earls, Local, The REC Room
2	NoFrills, Love Pho, Popeyes, Subway, Kal Tire Pampa Brazilian Steakhouse, McDonald's, Boston Pizza, RBC, TD, Tim Hortons
3	The Canadian Brew House, Rexall, KFC, ATB, Co-op Gas Bar, Original Joe's
4	Save-On-Foods, Mucho Burrito, Panago Pizza, Scotiabank, Baba Chicken
5	Best Western, Chop, Central Social Hall, Royal Pizza, Volvo Edmonton, Southgate Audi, Southgate Volkswagen, Nissan, Chrysler Dodge

Gain exposure to 95,670 VPD on Anthony Henday Drive 

Quick access to Gateway Blvd/Calgary Trail/QEII, and Anthony Henday Drive 

Located off Ellerslie Road, Parsons Road, and 91 Street 

DEMOGRAPHICS (5km)

177,978 Population (2025 Est) 

150,191 Daytime Population (2025 Est) 

\$122,809 Average Income (2025 Est) 

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