

## \$1,964,000 - 108 2627 Ellwood Drive, Edmonton

MLS® #E4463401

**\$1,964,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

Exceptional opportunity to lease or purchase premium retail or office space in a modern, professional-grade concrete and steel building. This main floor unit offers approximately 3,968 net sq. ft. of well-designed space featuring a welcoming reception area, 10 private offices, a boardroom, kitchen, and open workstation areas. Ideal for a wide range of professional, medical, or service-based businesses. Located on Ellwood Drive between 91st and 99th Streets, with excellent exposure and high traffic volumes, the property provides prime visibility with signage opportunities. The building offers underground and surface parking for staff and clients, and is home to long-term anchor tenants, a physiotherapy clinic, restaurant, and daycare. A rare chance to establish your business in a high-quality, high-visibility location in a well-managed professional building.

Built in 2010

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4463401    |
| Price      | \$1,964,000 |
| Lease Rate | \$29        |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2010        |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108 2627 Ellwood Drive |
| Area        | Edmonton               |
| Subdivision | Ellerslie Industrial   |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 0P7                |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 54            |

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Listing information last updated on October 26th, 2025 at 8:32am MDT