

# ELLWOOD DRIVE

208, 2520 Ellwood Drive SW,  
Edmonton AB

MaxWell  
Commercial



ROMI SARNA AND  
ASSOCIATES

# FOR SALE OR LEASE

# ELLWOOD DRIVE

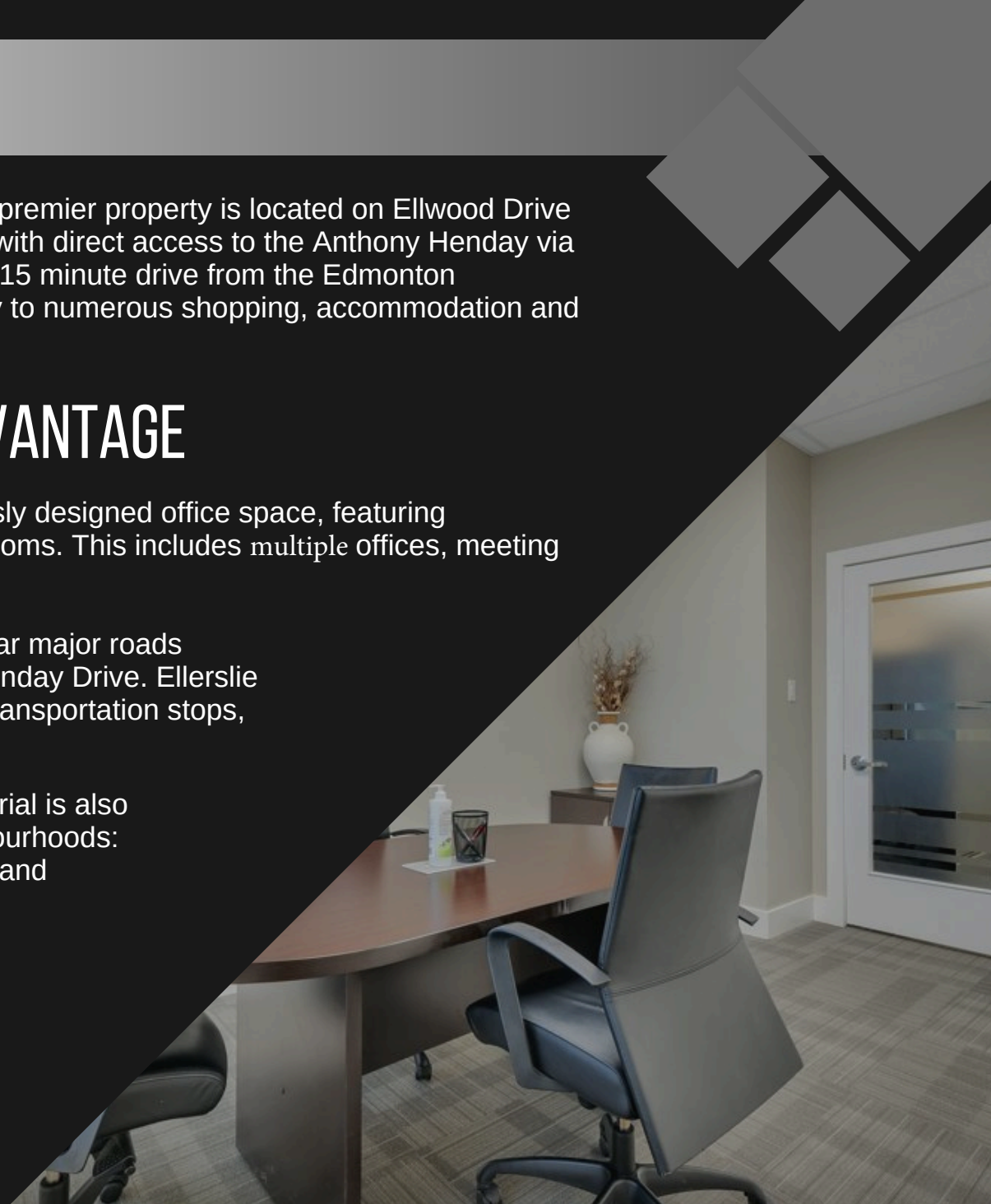
Situated in the vibrant Summerside area, this premier property is located on Ellwood Drive SW in Edmonton, AB, north of Ellerslie Road with direct access to the Anthony Henday via the 91st Street exit. This property is less than 15 minute drive from the Edmonton International Airport and within close proximity to numerous shopping, accommodation and business amenities.

## ELLERSLIE INDUSTRIAL ADVANTAGE

Explore this 1852.88 square feet of meticulously designed office space, featuring a thoughtful layout that includes a variety of rooms. This includes multiple offices, meeting room, a board room and staff room.

**Excellent Transportation Links:** Located near major roads ( Queen Elizabeth II Highway and Anthony Henday Drive. Ellerslie Road, 91 Street, and 41 Avenue) and public transportation stops, customers can reach Ellwood Drive with ease.

**Surrounding Demographics:** Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie.





# AERIAL MAP



## HOUSEHOLD INCOME

Median Household Income     \$106,426  
In Labor Force                     82.6%



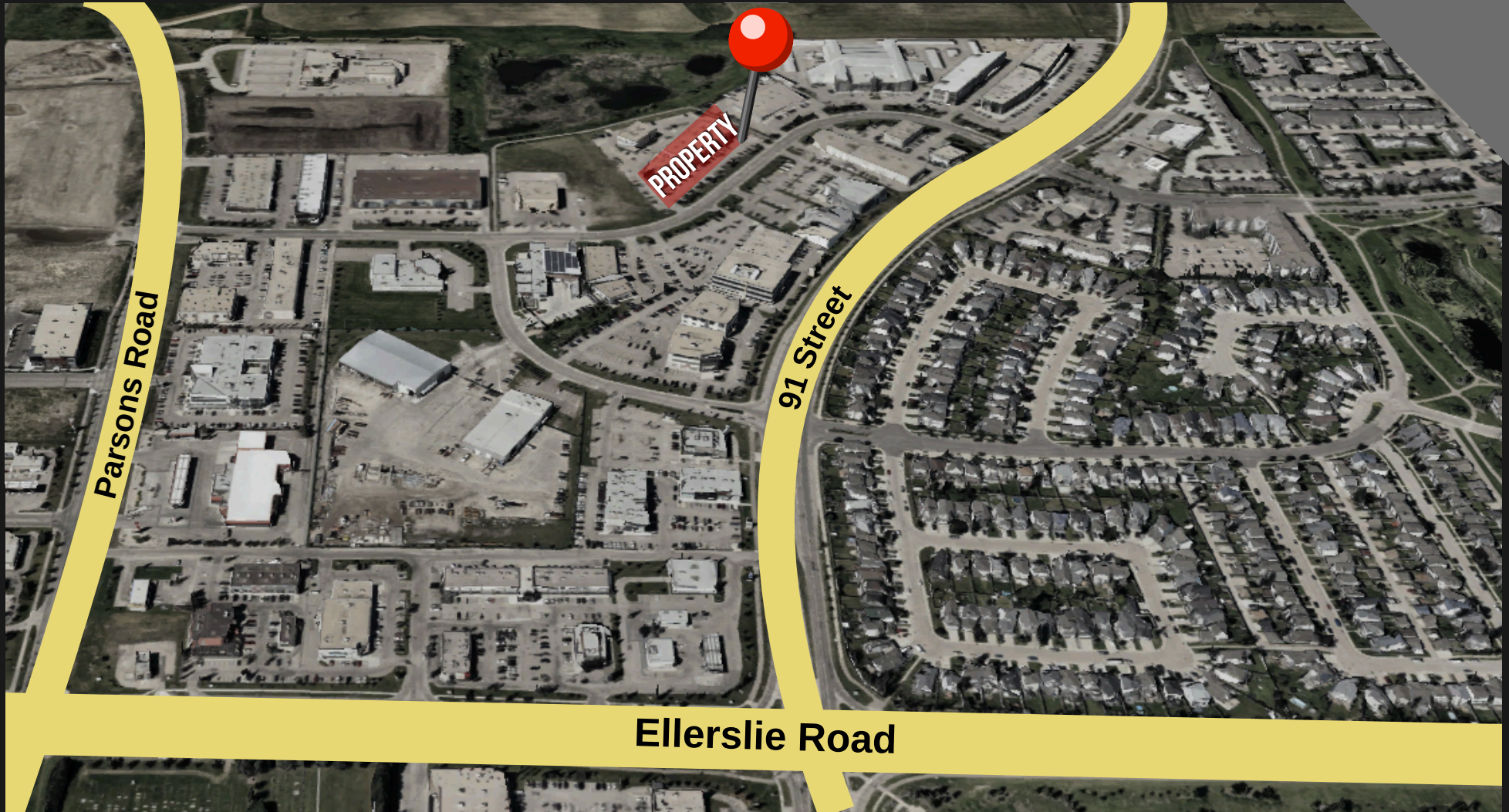
## POPULATION & EXPOSURE

- Population: 68,000
- Households: 21,425
- Labor Force Population: 51,430
- Parsons Road: 21,608 VPD
- 91 Street: 38,559 VPD
- Ellerslie Road: 32,000 VPD

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# AERIAL MAP



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# PROPERTY DETAILS



<b>Purchase Price</b>	<b>\$540,000</b>
<b>Lease Price</b>	<b>\$17.00 per sq. ft.</b>
<b>Transaction Type</b>	<b>For Sale or Lease</b>
<b>Address</b>	<b>#208, 2520 Ellwood DR SW</b>
<b>Zoning</b>	<b>EIB</b>
<b>Subject Space Area</b>	<b>1,852.88 sq. ft.</b>
<b>Year Built</b>	<b>2008</b>
<b>Prop Taxes</b>	<b>\$15,017.80 / 2024</b>
<b>Lease Op Cost SqFt</b>	<b>\$12.00 per sq. ft.</b>

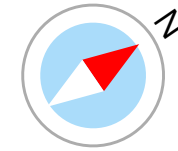
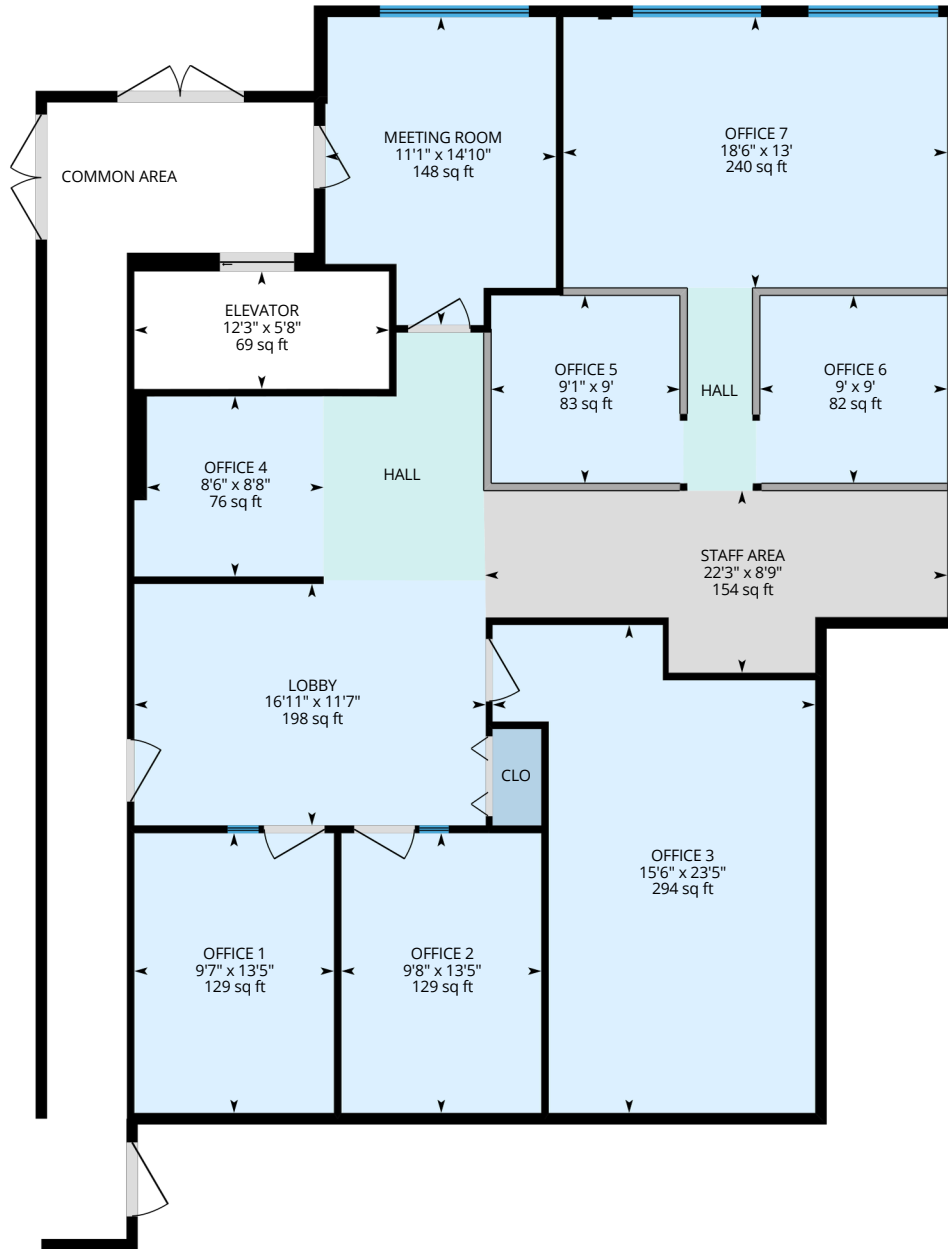


# PROPERTY PHOTOS





# SITEPLAN



2nd Floor West  
Exterior Area 1852.88 sq ft



# CONTACT US

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Polaris

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2520

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