

FOR SALE

NAI Commercial

ELLWOOD BUSINESS CENTRE - OFFICE SPACE



#102, 2528 ELLWOOD DRIVE SW | EDMONTON, AB | MAIN FLOOR OFFICE

PROPERTY HIGHLIGHTS

- 2,140 sq.ft.± main floor office space featuring 3 private offices, open work space, boardroom/kitchenette, reception area
- Rear storage area with 10' x 10' grade loading overhead door
- Located in the Ellerslie Industrial Park with quick access to 91 Street SW, Parsons Road SW, Gateway Blvd./Calgary Trail and Anthony Henday Drive
- Plenty of parking (3.7 stalls/1,000 sq.ft.)
- Professionally managed property

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



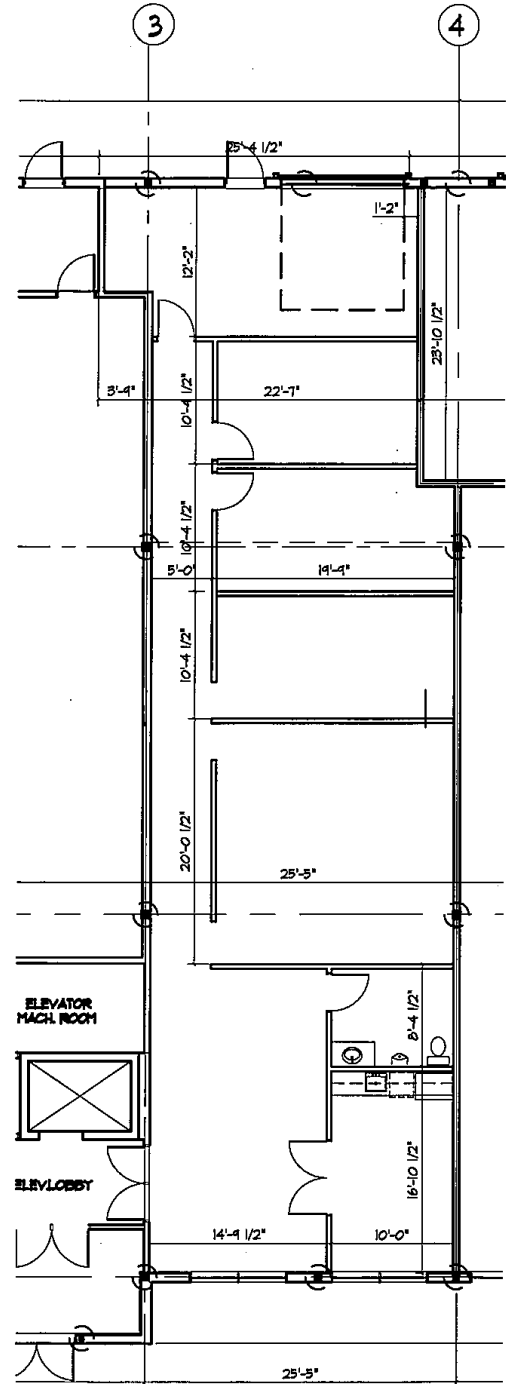
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0828825 Unit 4
SIZE	2,140 sq.ft.±
AVAILABLE	Immediately
ZONING	EIB (Ellerslie Industrial Business)
PARKING	3.7 stalls/1,000 sq.ft.
SIGNAGE	Exterior building signage available
CONDO FEES	\$653.12/month (2024)
PROPERTY TAXES	\$20,667.66 (2024)
SALE PRICE	\$595,000



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