

# \$0 - 2411 Ellwood Dr., Edmonton

MLS® #E4441026

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

• Opportunity to lease in a prime location within a mix of various established business like retails, offices, restaurants, institutional establishments, etc. • Easy access via major arterial roads with high traffic volume. • Suitable for retail, office, warehouse, etc. • Main floor measures 21â€™-4â€™ x 39â€™-10â€™ (wall to wall) with a built-out office room. Unit has an additional mezzanine floor (21â€™-4â€™ x 20â€™-10â€™). • Currently, the demising wall is under construction. Washrooms, HVAC, are planned and to be built by the landlord (or by the tenant to suite their requirements, to be confirmed). • Immediate availability for lease.

Built in 2007

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4441026 |
| Lease Rate | \$32     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2007     |
| Type       | Office   |
| Status     | Active   |

## Community Information

Address 2411 Ellwood Dr.



|             |                      |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Ellerslie Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 0J6              |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 115            |
| Zoning         | Zone 54        |

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Listing information last updated on September 29th, 2025 at 7:17pm MDT