

Courtesy Of Eddie Yu Of Royal LePage Summit Realty

# \$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	5
Zoning	Zone 54

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Listing information last updated on October 29th, 2025 at 8:32pm MDT