

RETAIL/ OFFICE FOR SALE

ELLWOOD BUSINESS CENTRE

2524 Ellwood Drive | Edmonton | AB

RARE TURNKEY MAIN FLOOR
OFFICE SPACE FOR SALE



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- **1,959 SF move in ready office with efficient build of eight offices, board room, and kitchenette**
- Easily accessible via 91 Street, Ellerslie Road, Parsons Road, and Anthony Henday
- Surrounded by the growing neighbourhoods of Ellerslie and Summerside, with over 38,000 people living and working within 2km of the site
- Modern building amenities including common washrooms, central A/C, and elevator access

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OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

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PROPERTY FEATURES

Building Area 1,959 SF

Available Immediately

Municipal 2524 Ellwood Dr SW, Edmonton, AB

Legal Condominium Plan 0828825, Unit 5

Zoning [Ellerslie Industrial Business Zone \(EIB\)](#)

Year Built 2009

Sale Price \$720,000 (\$367.53 PSF)

Condo Fees \$3.85 PSF

Property Taxes Est. \$19,295.00

Utilities Separately Metered

Parking Surface Scramble Stalls



EXCELLENT EXPOSURE
AND VISIBILITY



PROFESSIONALLY
MANAGED BUILDING



FREE SURFACE
PARKING



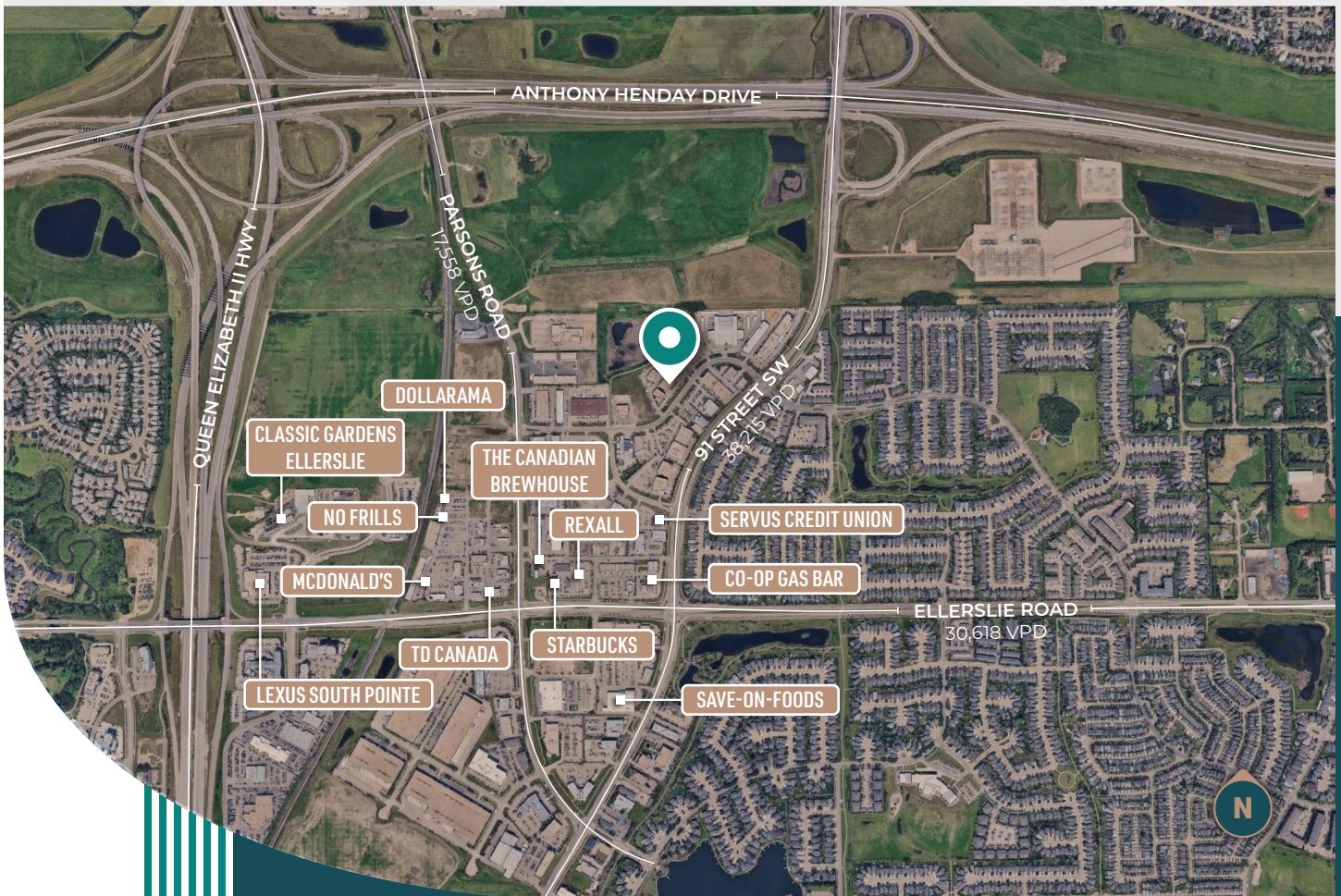
THE OPPORTUNITY

PREMIUM TURNKEY MAIN FLOOR OFFICE SPACE IN SOUTH EDMONTON'S ELLWOOD BUSINESS CENTRE, OFFERING EXCELLENT ACCESS, STRONG SURROUNDING AMENITIES, AND A HIGH-INCOME CUSTOMER BASE

Located within Ellwood Business Centre, this premium turnkey main floor office space presents an immediate opportunity in one of South Edmonton's most established commercial corridors.

The two-storey professional building offers direct access to Anthony Henday Drive and Calgary Trail, connecting tenants efficiently to all areas of the city. The thoughtfully built-out space features a modern boardroom, kitchenette, private offices, and dedicated washroom, making it well-suited for professional office and client-facing service businesses. Surrounded by a dense mix of retail, dining, and professional services, the location benefits from strong built-in demand, with an average household income of \$139,349 within a 2 km radius.

LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

20,111

DAYTIME POPULATION

18,856 residents
5.9% growth (2020-2025)
15.3% projected growth (2025-2030)

\$139,349

AVERAGE HOUSEHOLD INCOME

21.7% earn \$60-100,000
55.8% earn \$100,000+

28.6%

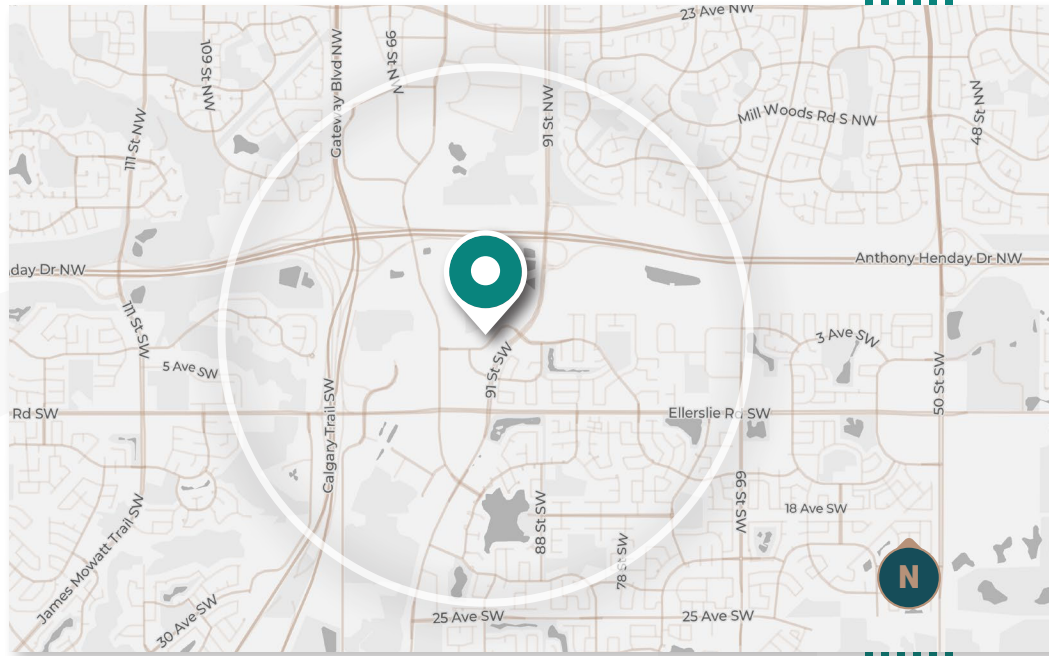
20-39 YRS

26.9% = 0-19 yrs
28.3% = 40-59 yrs
16.2% = 60+ yrs

38,215

VPD ON ON 91 STREET SW

30,618 VPD on Ellerslie Road
17,558 VPD on Parsons Road



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