

# \$0 - 2411 Ellwood Dr., Edmonton

MLS® #E4441026

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

â€¢ Opportunity to lease in a prime location within a mix of various established business like retails, offices, restaurants, institutional establishments, etc. â€¢ Easy access via major arterial roads with high traffic volume. â€¢ Suitable for retail, office, warehouse, etc. â€¢ Main floor measures 21â€™<sup>TM</sup>-4â€™ x 39â€™<sup>TM</sup>-10â€™ (wall to wall) with a built-out office room. Unit has an additional mezzanine floor (21â€™<sup>TM</sup>-4â€™ x 20â€™<sup>TM</sup>-10â€™). â€¢ 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). â€¢ Immediate availability for lease.

Built in 2007

## Essential Information

MLS® #	E4441026
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	60
Zoning	Zone 54

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Listing information last updated on August 5th, 2025 at 7:17am MDT