



**CUSHMAN &
WAKEFIELD**
Edmonton

BUILDING SIGNAGE AVAILABLE

\$390,000

FOR SALE

ELLWOOD BUSINESS CENTRE

Suite 202,
2520 Ellwood Drive SW,
Edmonton, AB



SUMMERSIDE OFFICE SPACE FOR SALE

PROPERTY HIGHLIGHTS

- This 1,062 SF office space is move-in-ready with an efficient build of four offices, a reception area and a kitchenette with a printer/copy area.
- Elevator access to second floor.
- Ample surface parking available.
- Summerside is an amenity rich area with multiple restaurants within walking distance or just a short drive away.
- Quick access to 91 Street, Ellerslie Road, Parsons Road, Anthony Henday and Calgary Trail/Hwy 2.
- 15 minute drive from Edmonton International Airport & close proximity to hotels and business amenities.

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PROPERTY DETAILS

Municipal Address: Suite 202, 2520 Ellwood Drive SW, Edmonton, AB

Zoning: Ellerslie Industrial Business (EIB)

Built: 2008

Area Available: 1,062 SF - 2nd floor office

Purchase Price: \$390,000 (\$367.23/sf)

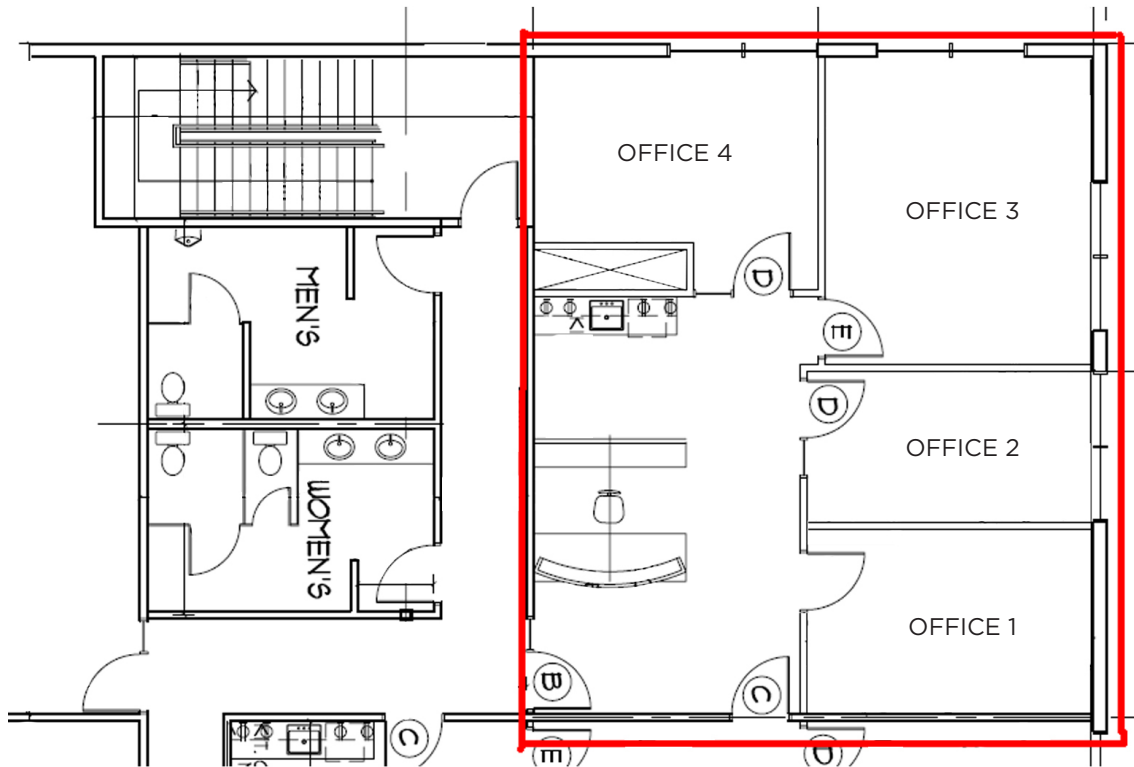
Condo Fees: \$338.66 / month

2023 Property Tax Assessment: \$7,439.68

Parking: Surface Parking

Possession: Immediate availability

FLOOR PLAN



INTERIOR PHOTOS



KITCHENETTE / PRINTER / STORAGE AREA



OFFICE THREE



OFFICE FOUR



OFFICE TWO



OFFICE ONE



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