

# \$1,995,000 - 101 2627 Ellwood Drive, Edmonton

MLS® #E4447341

**\$1,995,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

Opportunity to lease or purchase premium retail or office space in a modern, professional-grade concrete and steel building. Underground and surface parking. Located directly behind 91 Street, this property benefits from exceptional exposure and high traffic volume, with signage opportunities available. This space is next to a Physiotherapy Clinic. The current configuration includes a sales office, boardroom, and open workstation area, ideal for a variety of business or medical uses. The total space is approximately 3,803 square feet, currently divided between two separate tenant areas. Tenant improvements allowance are negotiable.

Built in 2010

## Essential Information

MLS® #	E4447341
Price	\$1,995,000
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Office
Status	Active

## Community Information

Address                101 2627 Ellwood Drive



Area	Edmonton
Subdivision	Ellerslie Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P7

### **Exterior**

Exterior	Concrete, Steel Frame
Roof	Flat Roof, Tar & Gravel
Construction	Concrete, Steel Frame

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	17
Zoning	Zone 54

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 8:17am MDT