



For Lease

Office/Warehouse Condo

2443 Ellwood Drive SW | Edmonton, AB

±1,978 SF with grade loading

- Functional space with mezzanine
- Prime South Edmonton Location
- Ample Parking & Prominent Signage

For more information contact:

Mackenzie York

Associate Vice President

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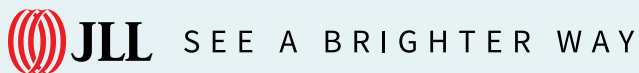
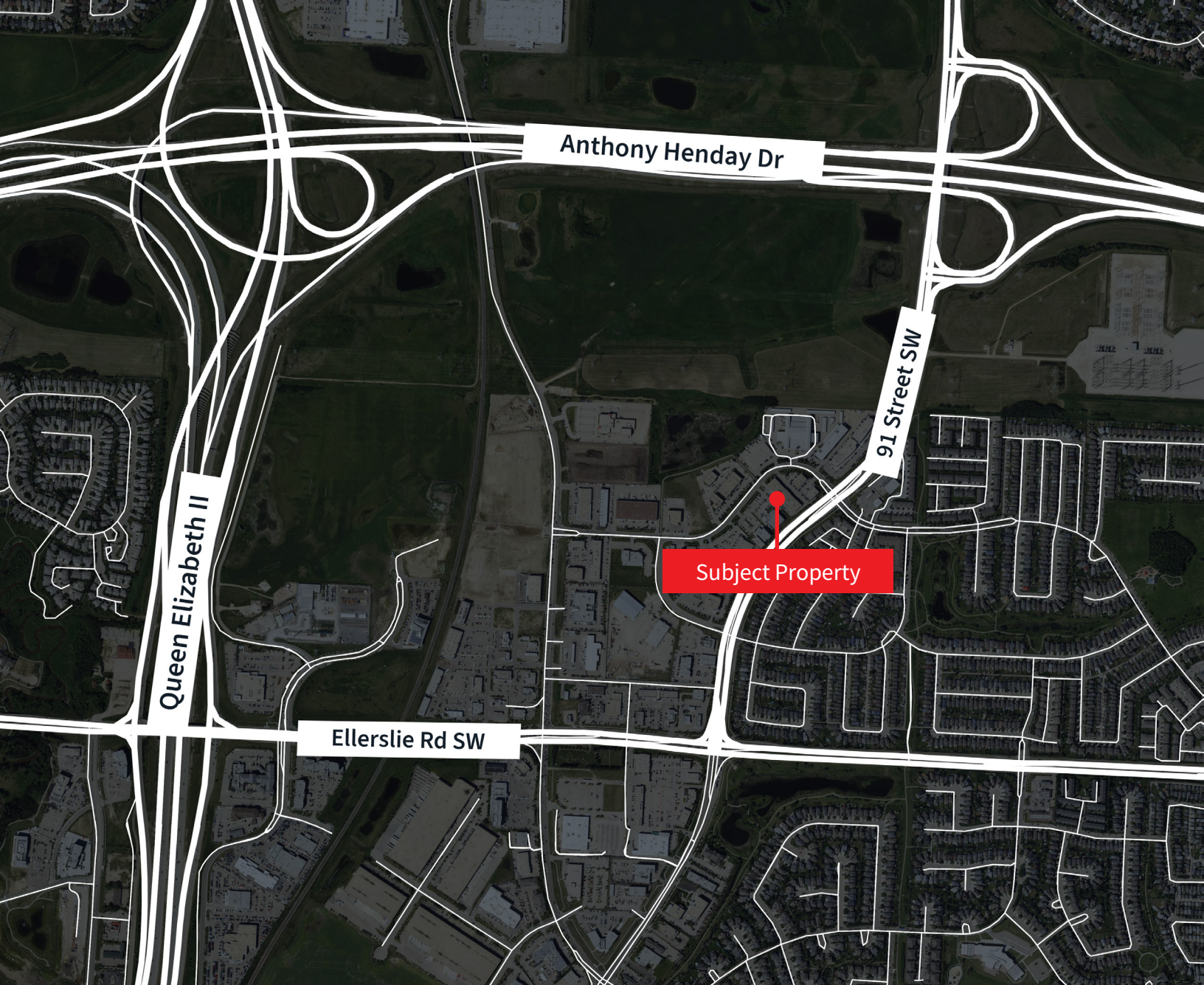
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Property Details

Municipal Address	2443 Ellwood Drive SW, Edmonton
Zoning	EIB - Ellerslie Industrial Business Zone
Available Area	1,978 SF
Year Built	2007
Construction	Reinforced concrete
Column Grid	TBD
Building Depth	TBD
Power	100 Amp (TBC)
Ceiling Height	22'

Heating	RTU office / OH Heater warehouse
Lighting	T5/LED
Sprinklered	No
Loading	(1) 12' x 16' Grade
Lease Rate (PSF)	\$16.00
Op. Costs (PSF)	\$11.29
Availability	December 1, 2026



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