

Excellent Retail Opportunity

HIGH PROFILE CORIDOR

OFFICE | RETAIL

2931 Ellwood Dr. SW

Edmonton, AB

CONTACT

WILL SKRYPNYK

Broker

D: 780.278.5551 E: will@sacre.ca

For SALE

SKRYPNYK & ASSOCIATES

SKRYPNYK & ASSOCIATES LTD.

Suite 204, 3818A 97 Street NW EDMONTON, AB T6E 5S8

p: 780.306.2992

e: info@sacre.ca

SACRE.CA

ADDITIONAL DETAILS

EXCEPTIONAL OWNER USE OPPORTUNITY WITH EXISTING OPERATION INCOME

- Primary Trade Area 134,720 (2020)
- Avg. Household Income \$118,346
- Annual Visitors 2,912,100 (2020)
- Avg. Visitors per Day 7,978
- +/-1,900sf Main Floor Space
- +/-600sf built-out Mezzanine
- Zoned EIB
- 20' Ceiling
- > +/-29'w x 65'L main floor

Located along one of South Edmonton's main retail and vehicular corridors. A significant daytime working population, nearby growing residential areas and strong anchor tenants provide a stable trade area for this site.

DON'T MISS YOUR OPORTUNITY!





CONTACT LISITN BROKER For a PRIVATE TOUR

WILL SKRYPNYK 780.278.5551 will@sacre.ca



Upcoming Developments Across the Street

Conveniently accessible to Road and transit links Edmonton International Airport Dining, recreation, & shopping



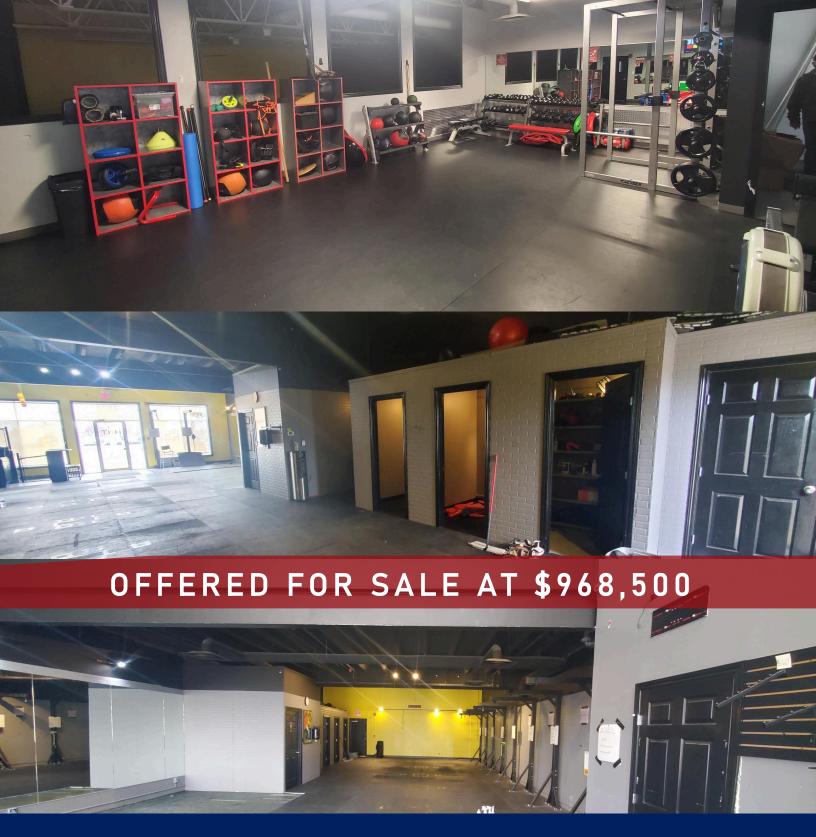
SKRYPNYK & ASSOCIATES LTD.

Suite 204, 3818A 97 Street NW EDMONTON, AB T6E 5S8

p: 780.306.2992

e: info@sacre.ca

SACRE.CA





SKRYPNYK

& ASSOCIATES COMMERCIAL

780.278.5551

Skrypnyk & Associates Ltd. is independently owned and operated and No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, or other conditions, withdrawal without notice, and to any special listing conditions imposed by Skrypnyk & Associates Ltd. As applicable, Skrypnyk & Associates Ltd. makes no representation as to the condition of the property (or properties) in question. January 01, 2022