



OWNER USER WITH INCOME OPPORTUNITY

Excellent Retail Opportunity

CONTACT

HIGH PROFILE CORRIDOR

OFFICE | RETAIL

2931 Ellwood Dr. SW

Edmonton, AB

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
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Upcoming Developments Across the Street

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Road and transit links
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OFFERED FOR SALE AT \$968,500



SKRYPNYK
& ASSOCIATES
COMMERCIAL

780.278.5551

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