

\$464,000 - 19 2976 Ellwood Drive, Edmonton

MLS® #E4463339

\$464,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

Offered for sale is a fully net leased restaurant/commercial kitchen located in the highly desirable Ellerslie Industrial neighborhood in southwest Edmonton. This centrally located main floor retail bay is leased to a take-out restaurant on a long term lease since 2022. The current rental rate provides a net operating income reflecting a 7.5% capitalization rate (based on list price). With future ability to renew at higher rates built into the lease. This property is desirable to businesses as it provides a turnkey commercially approved commercial kitchen, in a small affordable footprint, with access to new residential areas on the doorstep to South Edmonton Common.

Built in 2011

Essential Information

MLS® #	E4463339
Price	\$464,000
Bathrooms	0.00
Acres	0.00
Year Built	2011
Type	Retail
Status	Active

Community Information

Address	19 2976 Ellwood Drive
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Area	Edmonton
Subdivision	Ellerslie Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A9

Exterior

Exterior	Mixed
Construction	Mixed

Additional Information

Date Listed	October 22nd, 2025
Days on Market	4
Zoning	Zone 54

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Listing information last updated on October 26th, 2025 at 1:32am MDT