

\$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



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	7
Zoning	Zone 54

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Listing information last updated on October 29th, 2025 at 4:02am MDT