



For Lease



Numerous restaurants and amenities nearby



Quick access to major arterial roads



Main floor space with direct exterior access



Over 25,000 vehicles per day

Crossroads Business Centre

2415 Ellwood Drive, Edmonton | AB

Crossroads Business Centre offers a rare main floor office or retail opportunity in a highly accessible South Edmonton location. Situated on 91 Street with excellent visibility to over 25,000 vehicles per day, the property provides convenient connections to Anthony Henday Drive and Calgary Trail/Gateway Boulevard.

Tenants benefit from ample surface parking, signage opportunities, and a strong mix of established neighboring businesses, making it an ideal choice for professional users seeking both exposure and convenience.

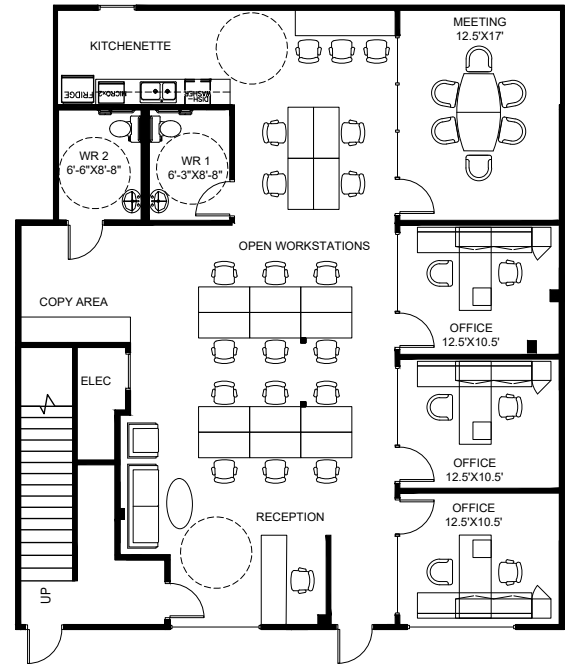
Fahad Shaikh, CPA, CA
Senior Vice President
+1 780 238 9698
fahad.shaikh@colliers.com

Charlie Lund
Sales Assistant
+1 780 969 3047
charlie.lund@colliers.com

Property Overview

Address:	2415 Ellwood Drive
Area:	2,000 SF
Parking:	3:1,000 SF surface stalls @ no charge
Zoning:	EIB - Ellerslie Industrial Business
Gross Rent:	\$35.00 / SF
Year Built:	2007
Signage:	Fascia signage & pylon available at market rates
Available:	Immediately

Proposed Space Plan



Neighborhood Demographics



Population
61,865



Median Age
35



Population Growth
6.2%



Median Household Income
\$116,684



Vehicles Per Day
25,200

