



YOUR SIGNAGE HERE

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.

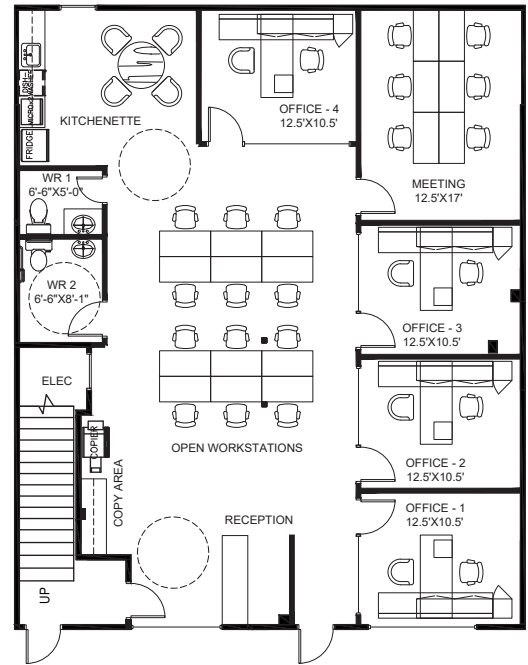
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Property Overview

| | |
|------------------|--|
| Address: | 2415 Ellwood Drive |
| Area: | 2,000 SF |
| Parking: | 3:1,000 SF surface stalls @ no charge |
| Zoning: | EIB - Ellerslie Industrial Business |
| Net Rent: | \$26.50 / SF |
| Operating Costs: | \$13.50 / SF (2026) |
| 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

