

## \$3,900,000 - 2303 Ellwood Drive, Edmonton

MLS® #E4461129

**\$3,900,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Ellerslie Industrial, Edmonton, AB

**ZAICA BISTRO - FULLY FIXTURED RESTAURANT WITH REAL ESTATE FOR SALE.** This established 4,000 sq. ft. restaurant spaceâ€™home to the renowned Zaika Bistroâ€™includes an additional 2,000 sq. ft. area currently operating as Woodshed Burgers, which can also be used as a banquet hall or for expansion. Featuring a modern kitchen setup, bar area, ample seating, and quality finishes throughout, this property is ideal for restaurateurs seeking a proven location with strong exposure. Conveniently located just off Ellerslie Road and 91 Street, with easy access to Anthony Henday Drive, Parsons Road, and Calgary Trail. Surrounded by dense residential communities and growing commercial developmentâ€™excellent demographics and parking on site.

Built in 2008

### Essential Information

|            |                        |
|------------|------------------------|
| MLS® #     | E4461129               |
| Price      | \$3,900,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Business with Property |
| Status     | Active                 |



**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2303 Ellwood Drive   |
| Area        | Edmonton             |
| Subdivision | Ellerslie Industrial |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 0J6              |

**Exterior**

|              |                         |
|--------------|-------------------------|
| Exterior     | Wood Frame, Steel Frame |
| Construction | Wood Frame, Steel Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 54           |

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Listing information last updated on October 29th, 2025 at 8:18pm MDT