

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

MLS® #E4461129

**\$3,900,000**

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

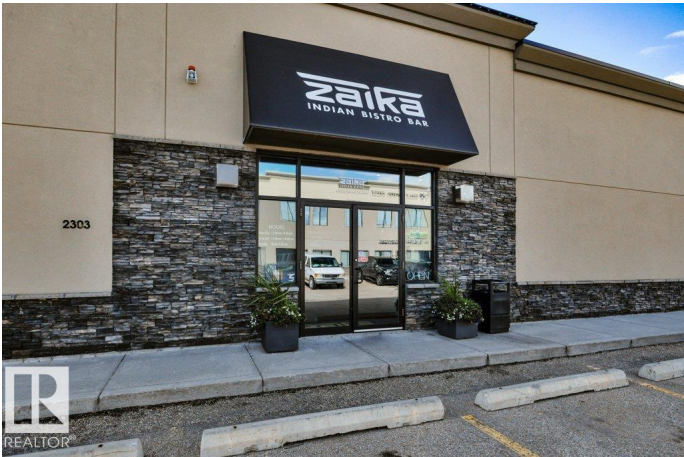
Ellerslie Industrial, Edmonton, AB

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
Zoning	Zone 54

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Listing information last updated on October 7th, 2025 at 8:47pm MDT