

PARSONS PARK

1075 Parsons Rd SW,
Edmonton AB

MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR SALE OR LEASE

PARSONS PARK

Introducing a remarkable HIGH EXPOSURE 1,665 sq ft unit facing Parsons Road at Parsons Park Plaza. This prime commercial space is available for purchase or lease, situated near multiple schools, making it perfect for businesses targeting families and students. Don't pass up this chance to buy or lease this exceptional property in one of the most desirable areas in town.

ELLERSLIE INDUSTRIAL ADVANTAGE

Welcome to an outstanding opportunity to lease a prime commercial unit in the highly coveted Parsons Park.

This exceptional 1665 sq ft retail space offers an abundance of leasable area, providing ample room for your business to thrive.

Moreover, this commercial unit is located in close proximity to several schools, making it an ideal location for businesses catering to families and students. Don't miss out on this unique opportunity to lease this exceptional property in one of the most sought-after areas in town.

Act now and take advantage of this remarkable offering!

Surrounding Demographics: Ellerslie Industrial is also minutes away from the five residential neighbourhoods: Ellerslie, Summerside, Charlesworth, Walker, and the Orchards at Ellerslie.

AERIAL MAP



HOUSEHOLD INCOME



Median Household Income \$106,426
In Labor Force 82.6%

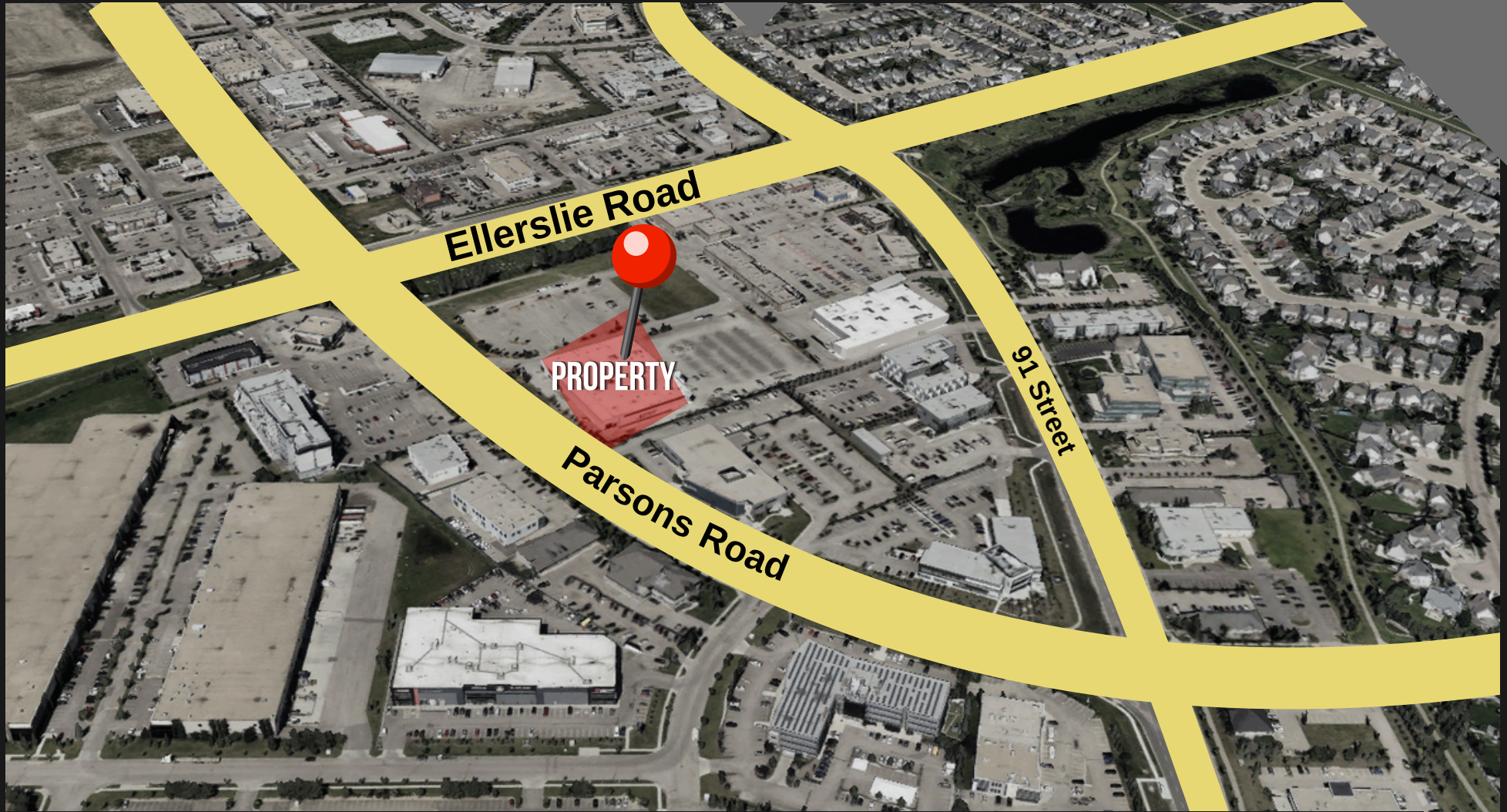


POPULATION & EXPOSURE

- Population: 68,000
- Households: 21,425
- Labor Force Population: 51,430
- Parsons Road: 21,608 VPD
- 91 Street: 38,559 VPD
- Ellerslie Road: 32,000 VPD

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AERIAL MAP



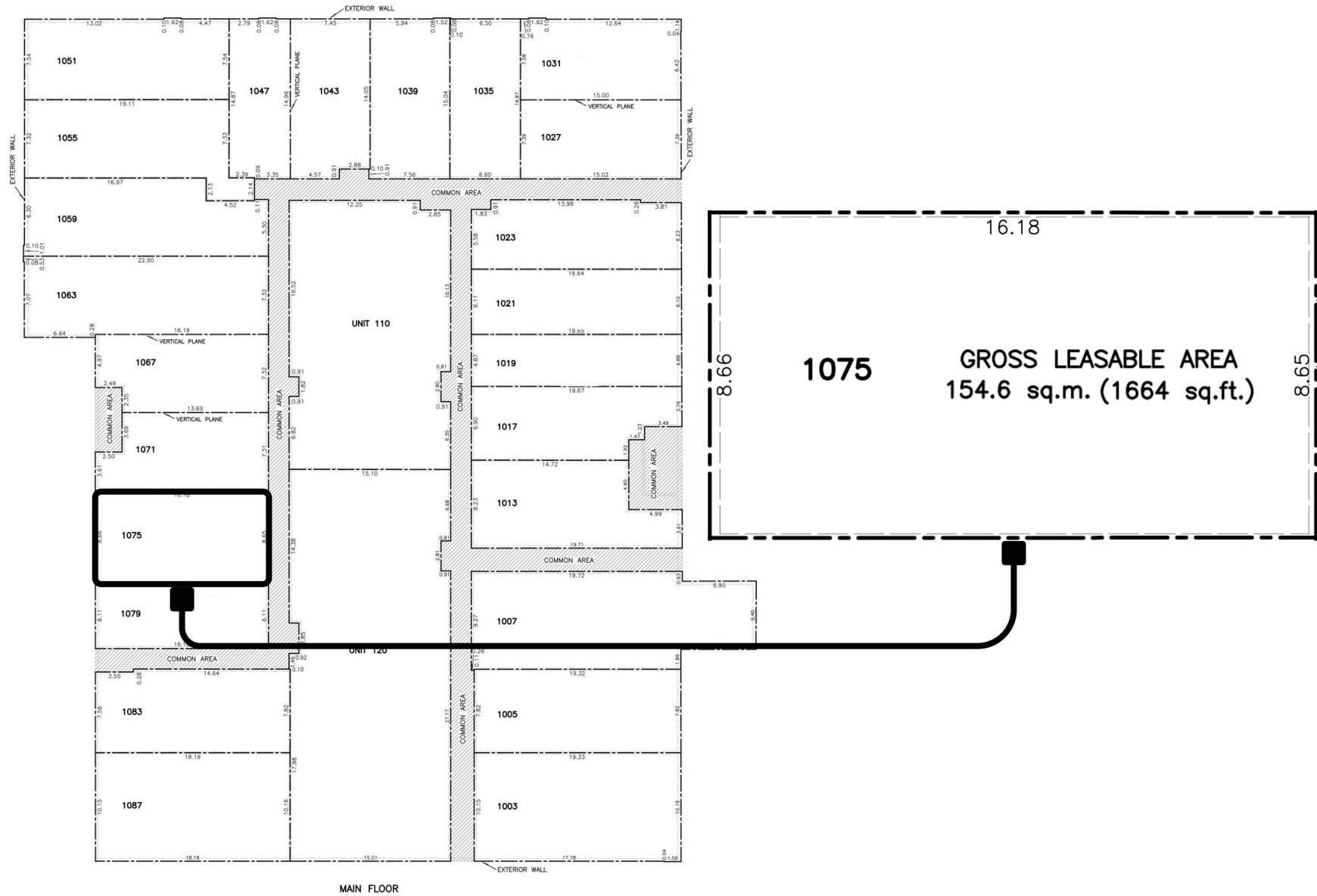
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PROPERTY DETAILS



Purchase Price	\$799,200
Transaction Type	For Sale or Lease
Address	1075 Parsons Rd SW, Edmonton AB
Zoning	CG
Subject Space Area	1,665
Year Built	2010
Prop Taxes	\$7,965.84 / 2023
Net Lse Rate SF/Annum	\$34.00
Lease Op Cost SqFt	\$12.00

SITEPLAN



CONTACT US

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