

**POSSESSION  
Q3 2022**

# Parsons Square

321 PARSONS ROAD, SW

**Romi Sarna  
& Associates Maxwell Polaris**

📍 4107 99 Street Edmonton, AB T6E 3N4  
☎ (780) 450-6300  
✉ [romi@romisarna.ca](mailto:romi@romisarna.ca)  
🌐 [www.romisarna.ca](http://www.romisarna.ca)



**Commercial  
Polaris**

# Welcome to Parsons Square

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## PARSONS SQUARE

Parsons Square is a brand new commercial retail development situated on Parsons Road SW. This site would be ideal for retail, restaurant, medical and office user looking for a customized space to suit their needs. This location provides high exposure of 19,000 VPD.



<b>Ellerslie Road</b>	Adjacent
<b>HWY 2/Gateway Blvd</b>	2 min
<b>Anthony Henday Drive</b>	3 min



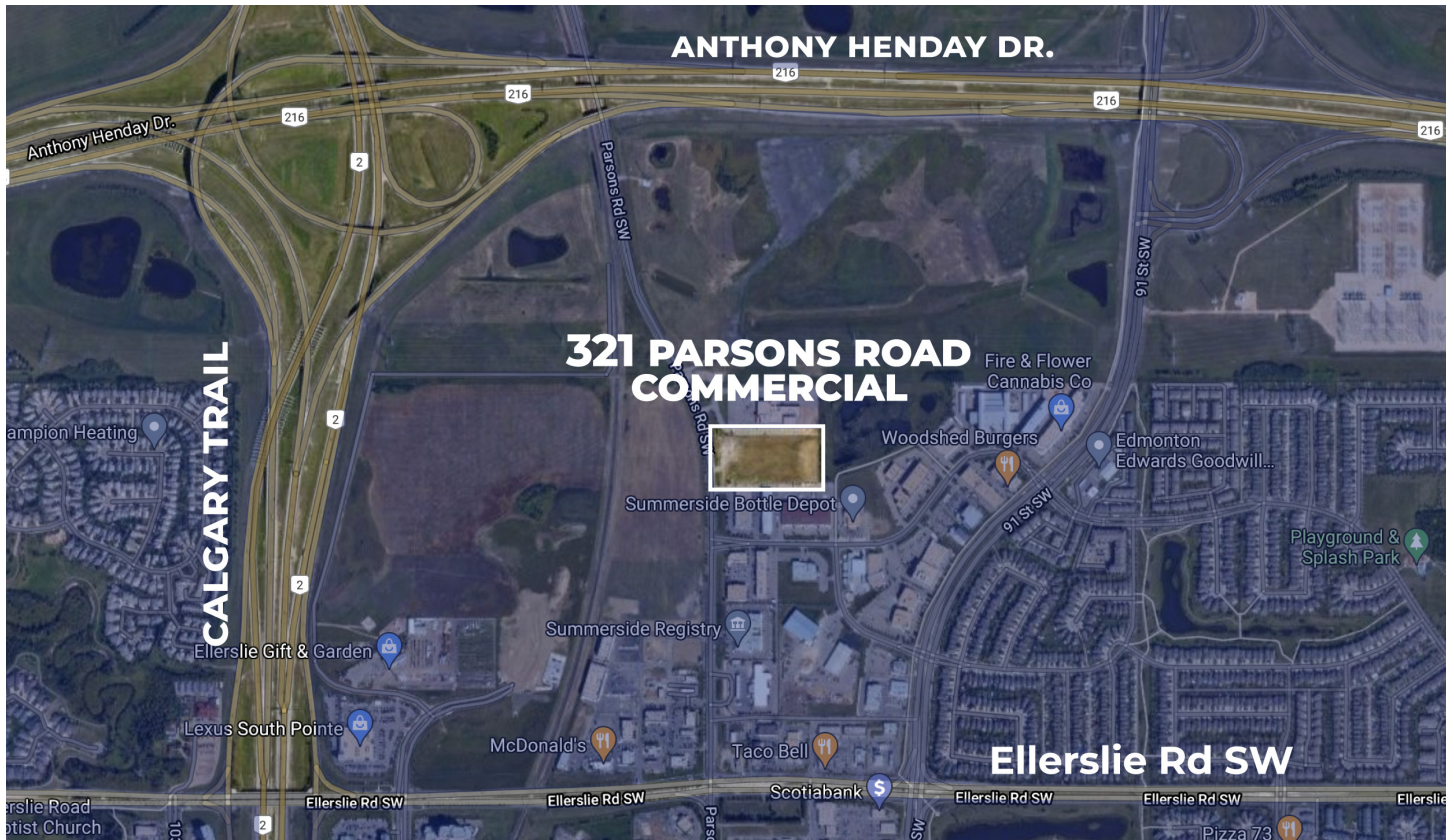
<b>Primary Trade Area</b>	135,592 (2019)
<b>Avg. Household Income</b>	\$119,588

321 Parsons Road, SW

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## ABOUT THE SITE

Located near South Edmonton Common, Ellerslie and Summerside neighborhood. Parson's Square will become the newest commercial retail hub of SW Edmonton. Close proximity to routes such as Ellerslie Road, Calgary Trail and Anthony Henday.

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# ■ Opportunity

TransactionType:	For sale/lease
Access:	321 Parsons Road SW, T6X 0W6
Legal:	Lot 10, Block 3, Plan 0525416
Neighbourhood:	Ellerslie Industrial
Community:	Ellerslie Community
Zoning:	Ellerslie Industrial Business Zone (EIB)
Year built:	2022
Parking:	145 stalls
Sale rate:	Building # 1 -\$410.00psf Building # 2 -\$420.00psf Building # 3- \$420.00psf Building # 4- \$435.00-\$450.00psf Building # 5- \$450.00-\$500.00psf
Main floorlease rate (base):	Starting at \$30.00 Sq. Ft./annum
Subject Sq. Ft.:	Multiple bay sizes
Purchase:	Condo fees \$5.00/Sq. Ft./annum (2021 estimate) Includes maintenance, insurance and management fees
Lease:	operating cost: \$12.00, PSF/annum (2021 estimate) includes proportionate share of property taxes, common area, maintenance, insurance, and management fees.

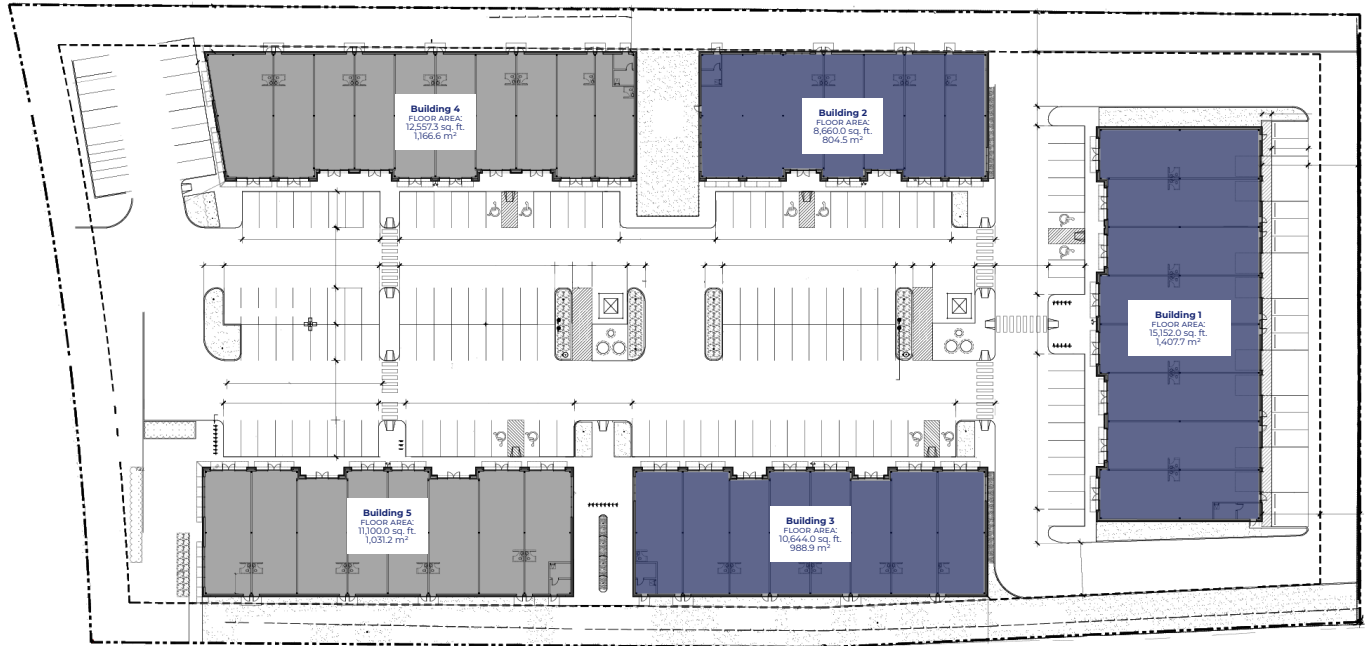
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# Site Plan

Parsons Road →



## Available Areas:

Building 1: Up to 15,152.0 Sq. Ft.

Building 2: Up to 8,660.0 Sq. Ft.

Building 3: Up to 10,644.0 Sq. Ft.

Building 4: Up to 12,557.3 Sq. Ft.

Building 5: Up to 11,100 Sq. Ft.

321 Parsons Road, SW

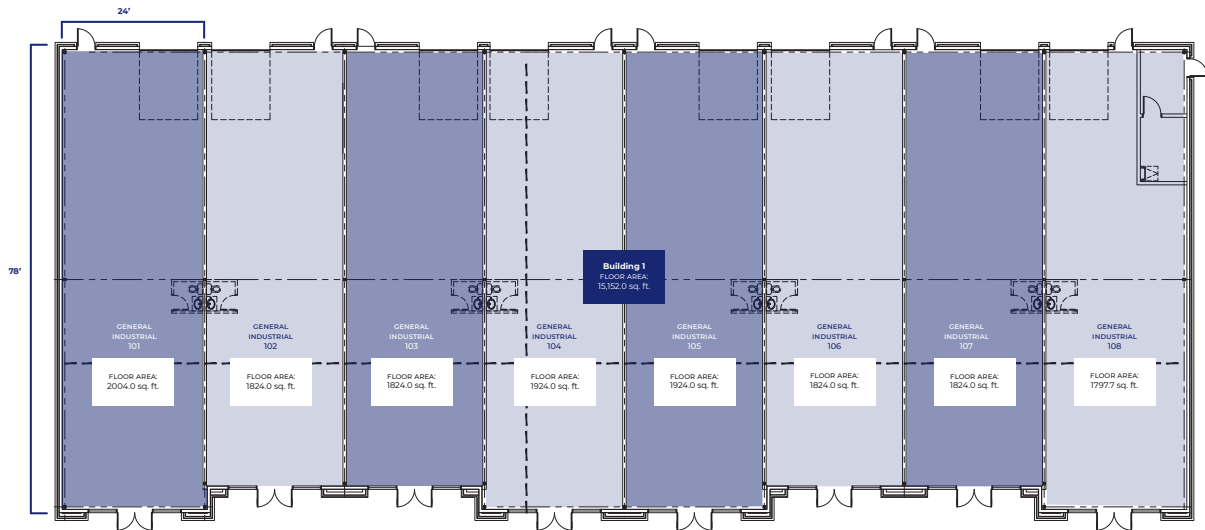
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# ■ Building 1 (Mezzanine Opportunity)



## FLOOR PLAN



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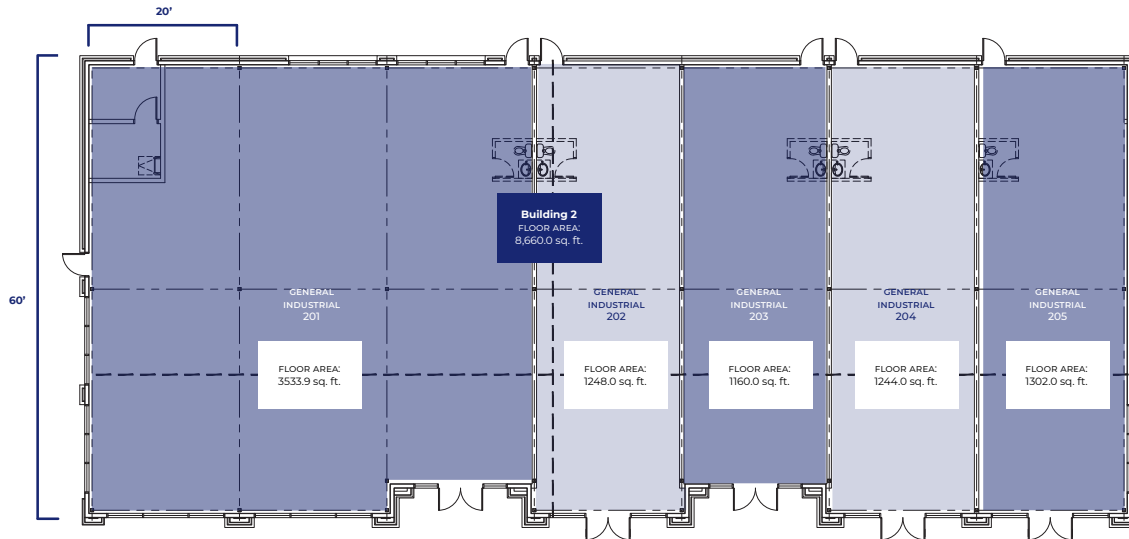
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# ■ Building 2



## FLOOR PLAN

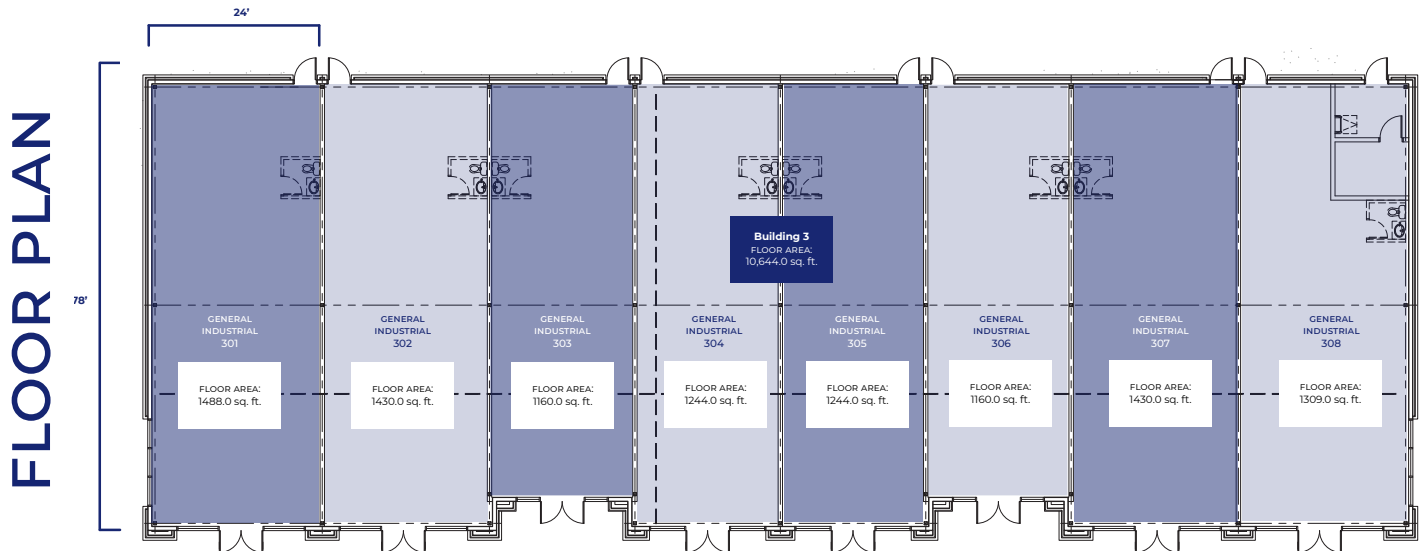


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## ■ Building 3



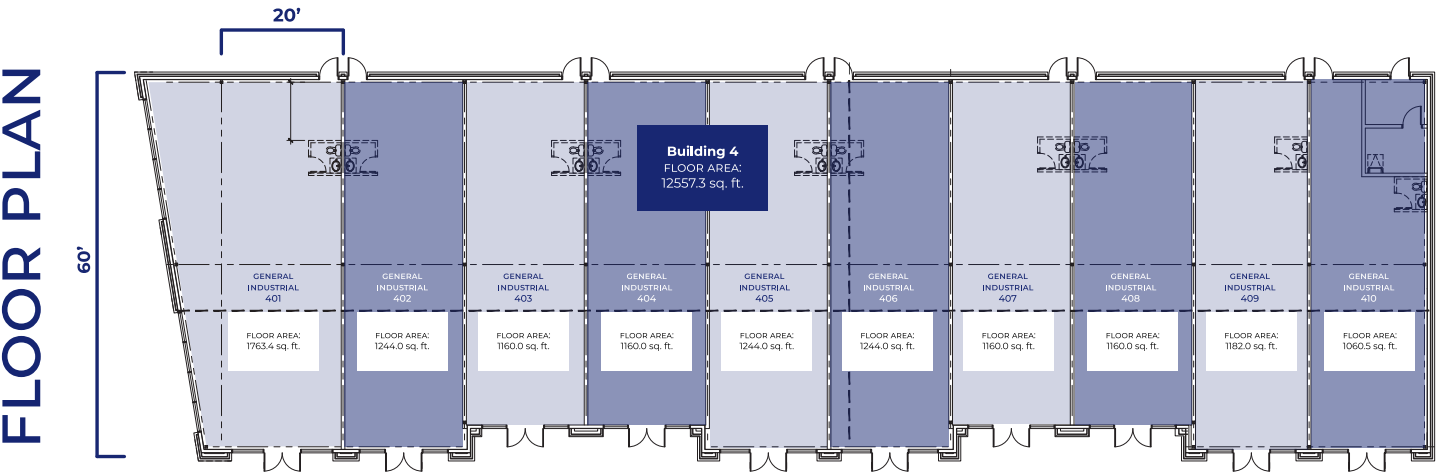
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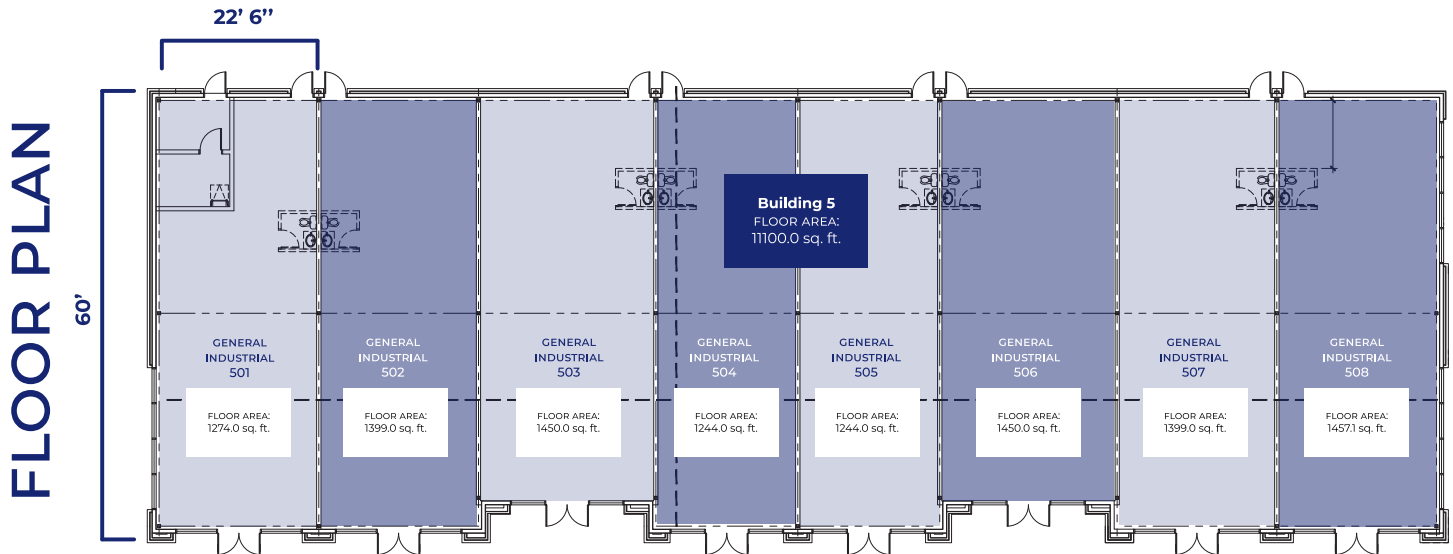
# ■ Building 4



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# ■ Building 5



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**Ian Fletcher**

 Cell: (780) 913-4663  
 Office: (780) 450-6300  
 [ianfletcher@maxwellcommercial.ca](mailto:ianfletcher@maxwellcommercial.ca)

