



PROPERTY HIGHLIGHTS

SUMMERSIDE OFFICE CONDO/INVESTMENT

#2, 1004 PARSONS ROAD, EDMONTON, AB

FOR SALE/LEASE

- 1,836 SQ.FT (+/-) OFFICE/WAREHOUSE
- FULLY FIXTURED 2 PIECE BATHROOM
- LOCATED ON PARSONS ROAD WITH EASY ACCESS TO ELLERSLIE ROAD AND MINUTES AWAY FROM THE NEIGHBORHOOD OF SUMMERSIDE
- WITHIN WALKING DISTANCE FROM THE MARKET AT SUMMERSIDE PLAZA, ANCHOR TENANTS INCLUDE SHOPPERS DRUG MART, SAVE-ON-FOODS, BREWSTERS AND RONA
- TRAFFIC COUNT: 75,500 VEHICLES PER DAY ALONG PARSONS ROAD & COMPLEMENTED BY LOCAL TRANSIT ROUTES
- LOCAL POPULATION OF 13,360 (3 KMS) WITH AN AVERAGE HOUSEHOLD INCOME OF \$80,000

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: #2, 1004 Parsons Road, Edmonton, AB

LEGAL ADDRESS: Condominium Plan 082 0964, Unit 8

SIZE: 1,836 Sq.Ft (+/-)

Warehouse: 878 Sq.Ft

Office: 958 Sq.Ft

ZONING: Ellerslie Industrial Business Zone (EIB)

YEAR BUILT: 2007

POSSESSION: Immediate/Negotiable

PARKING: 2 dedicated parking stalls

LOADING: (1) 12 X 12 grade loading door

CEILING HEIGHT: 20'

OP.COSTS: TBC

LEASE RATE: Market

CONDO FEES: \$342.13 (2017)

PROPERTY TAX: \$6217.20 (2017)

PURCHASE PRICE: \$550,000.00

MORE INFORMATION

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