



ELLERSLIE CONDO BAY
#8, 441 Parsons Road SW, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- Rare retail condo unit
- Easily accessible to the Anthony Henday, Gateway Blvd, and Ellerslie Road
- Great signage opportunity
- Prime exposure to Parsons Road
- Traffic volume is 21,044 per day on Parsons Road-Ellerslie NE (2016)
- Join other great tenants such as Delux Paints, Shadified Salon Spa, You & Eye Optical, Fabutan, A-Kan Insurance, etc.

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	#8, 441 Parsons Rd SW, Edmonton, AB
LEGAL ADDRESS:	Block 8, Plan 1124803
SIZE:	1,195 Sq.Ft. (+/-)
ZONING:	Ellerslie Industrial Business Zone (EIB)
PARKING:	Ample
POSSESSION:	Immediate
YEAR BUILT:	2010
CONDO FEES:	\$404.00 (2018)
PURCHASE PRICE:	Please contact Associate
LEASE RATE:	Market

MORE INFORMATION

DAVID J. OLSON
SENIOR ASSOCIATE
RETAIL LEASING & INVESTMENT

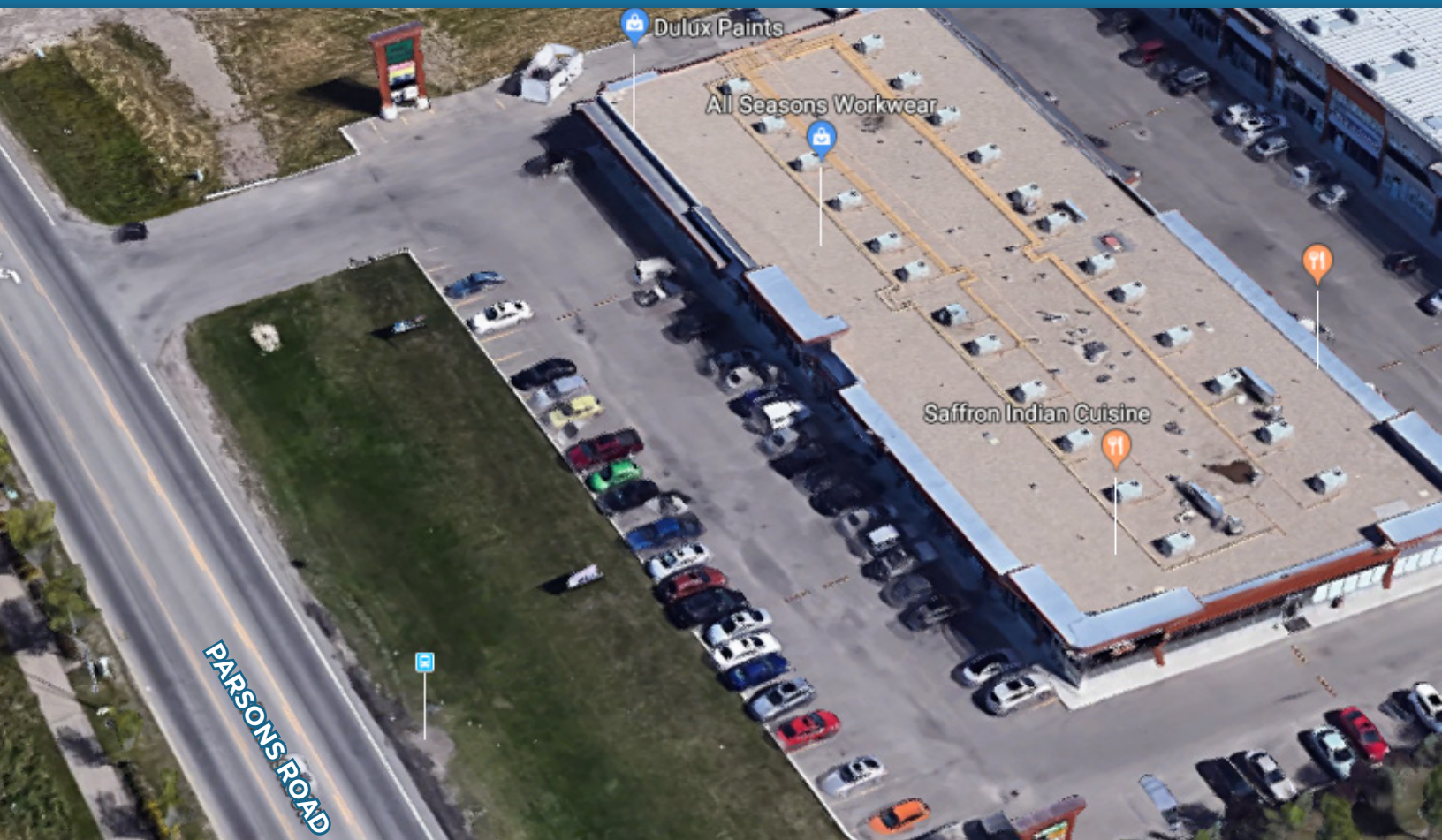
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