



WELL APPOINTED OFFICE SPACE
#3, 1004 Parsons Road, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- Well appointed offices in Ellerslie/Summerside area
- Efficient layout with lots of natural light
- High exposure location
- Second-floor walk-up space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	#3, 1004 Parsons Road, Edmonton, AB
SIZE:	2,000 Sq.Ft. developed second floor office space available immediately 1,000 Sq.Ft. of main floor shop space with tenant generating income
TOTAL SIZE:	3,000 Sq.Ft.
ZONING:	EIB
PARKING:	2 stalls in front, 3 stalls in back 5 visitor stalls Ample parking available at monthly rent
BASIC RENT:	\$16.00/Sq.Ft.
OP. COSTS:	\$6.85/Sq.Ft. utilities seperately metered
PRICE:	\$945,000 (includes 1,000 Sq.Ft. of income generating shop space)
TAXES:	\$1171.03/month or \$14,052.36/year
CONDO FEES:	\$847.50/month

MORE INFORMATION

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