

WELL APPOINTED OFFICE SPACE

#3, 1004 Parsons Road, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

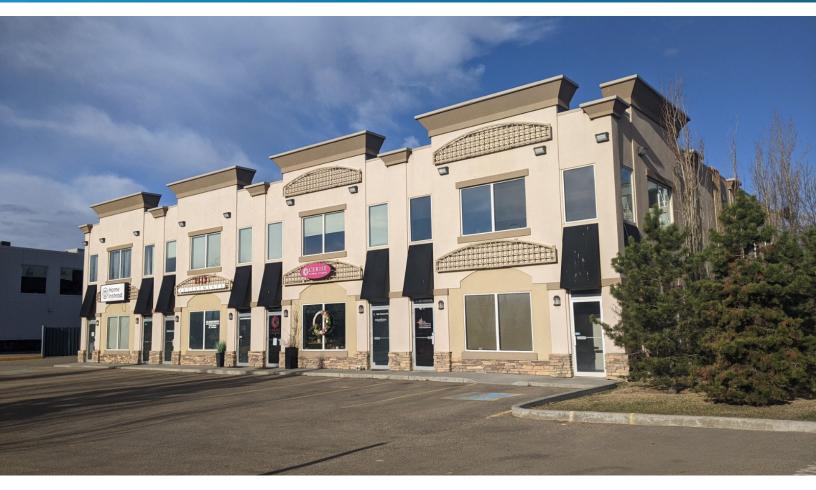
- Well appointed offices in Ellerslie/Summerside area
- Efficient layout with lots of natural light
- High exposure location
- Second-floor walk-up space



780.488.0888

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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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