

# SALE/LEASE

3,000 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**PRICE REDUCED!**

**3234 Parsons Road, Edmonton, AB**

## OFFICE CONDO UNIT

### Property Highlights

- Main and second floor have separate entrances to accommodate multiple users
- Each floor has separate washrooms, three offices, boardroom and reception
- Direct access to Parsons Road
- Good synergy for professional tenants
- Steel and concrete construction
- Professionally managed condo



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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## OFFICE CONDO UNIT

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### Property Information

**Municipal Address:** 3234 Parsons Road, Edmonton, AB

**Size:** Main Floor 1,500 Sq. Ft. (+/-)  
Second Floor 1,500 Sq. Ft. (+/-)  
Total 3,000 Sq. Ft. (+/-)

**Zoning:** IB (Business Industrial)

**Parking:** Scramble

**Possession:** Immediate

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**Purchase Price:** ~~\$799,000.00~~ \$749,000.00

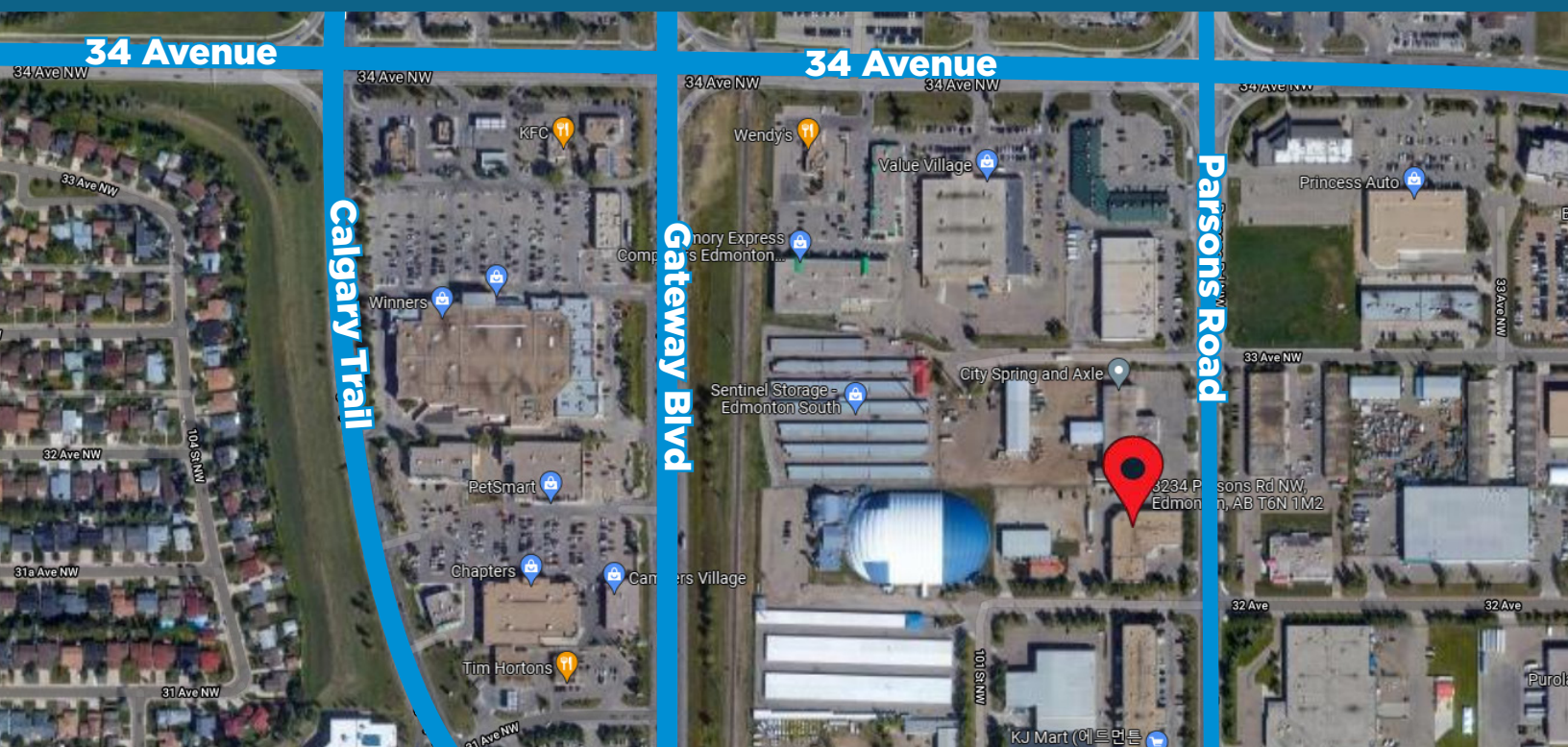
### Contact

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