

SALE/LEASE

4,299 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3228 Parsons Road, Edmonton, AB

BRIGHT SOUTH EDMONTON OFFICE SPACE

Property Highlights

- Fully turnkey office with private offices and open space
- Large windows facing north, west, and south
- Direct signage exposure to Parsons Road
- Good on-site parking
- Flexible zoning allows for most professional uses
- Main floor professional tenant in place
- 2,300 SF 2nd floor available for lease



780.488.0888



www.lizotterealestate.com



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

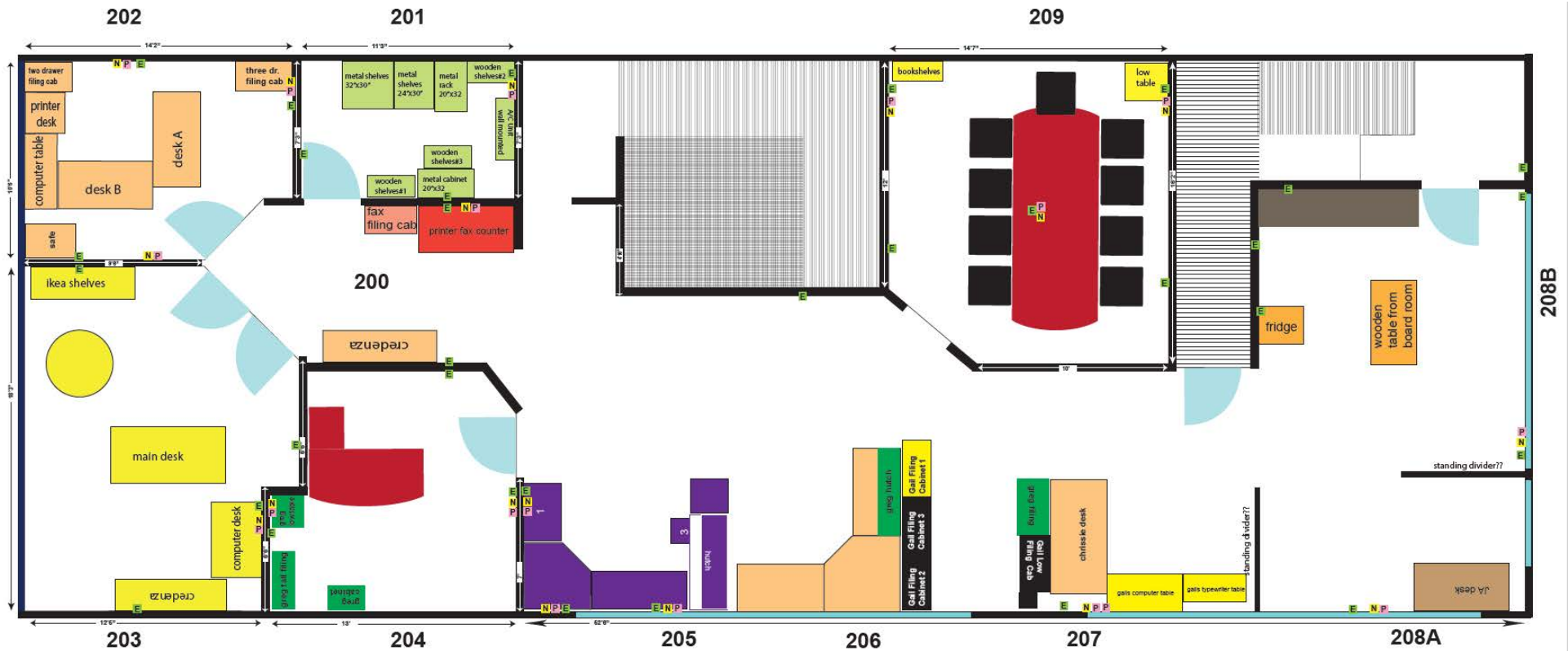


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

SALE/LEASE

Bright South Edmonton Office Space

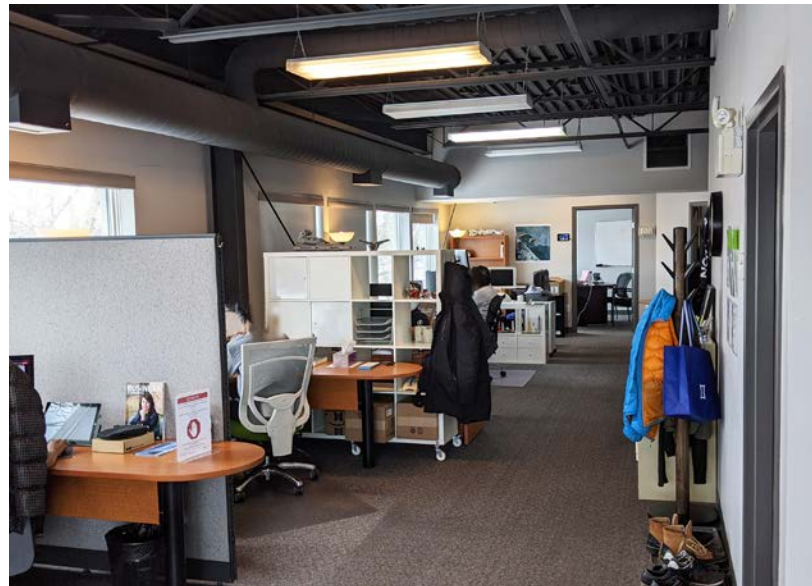
2nd Floor 2,300 SF for lease



SALE/LEASE

2nd Floor Office Space 2,300 SF

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



SALE/LEASE

Bright South Edmonton Office Space

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 3228 Parsons Road, Edmonton, AB

Available Space: 2nd Floor 2,300 Sq. Ft. (+/-)

Size: 4,299 Sq. Ft. (+/-)

Zoning: IB (Business Industrial) Suitable for most professional, medical, and retail uses

Parking: Ample free on-site parking

Signage: Building fascia and awning signage are available - high-exposure signage

Possession: November 2023

\$\$\$

Lease Rate: \$10.00/Sq. Ft. Net

Purchase Price: \$1,110,000.00

Op Costs: \$9.00/Sq. Ft. Including utilities

Contact

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com

Vada Giguere

Unlicensed Assistant

Cell: 780.690.8112

Direct: 780.784.6556

vada@lizotterealestate.com

