

# FOR SALE

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

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**3228 Parsons Road, Edmonton, AB**

## **BRIGHT SOUTH EDMONTON OFFICE SPACE**

### **Property Highlights**

- Investment property
- 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



780.488.0888



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



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

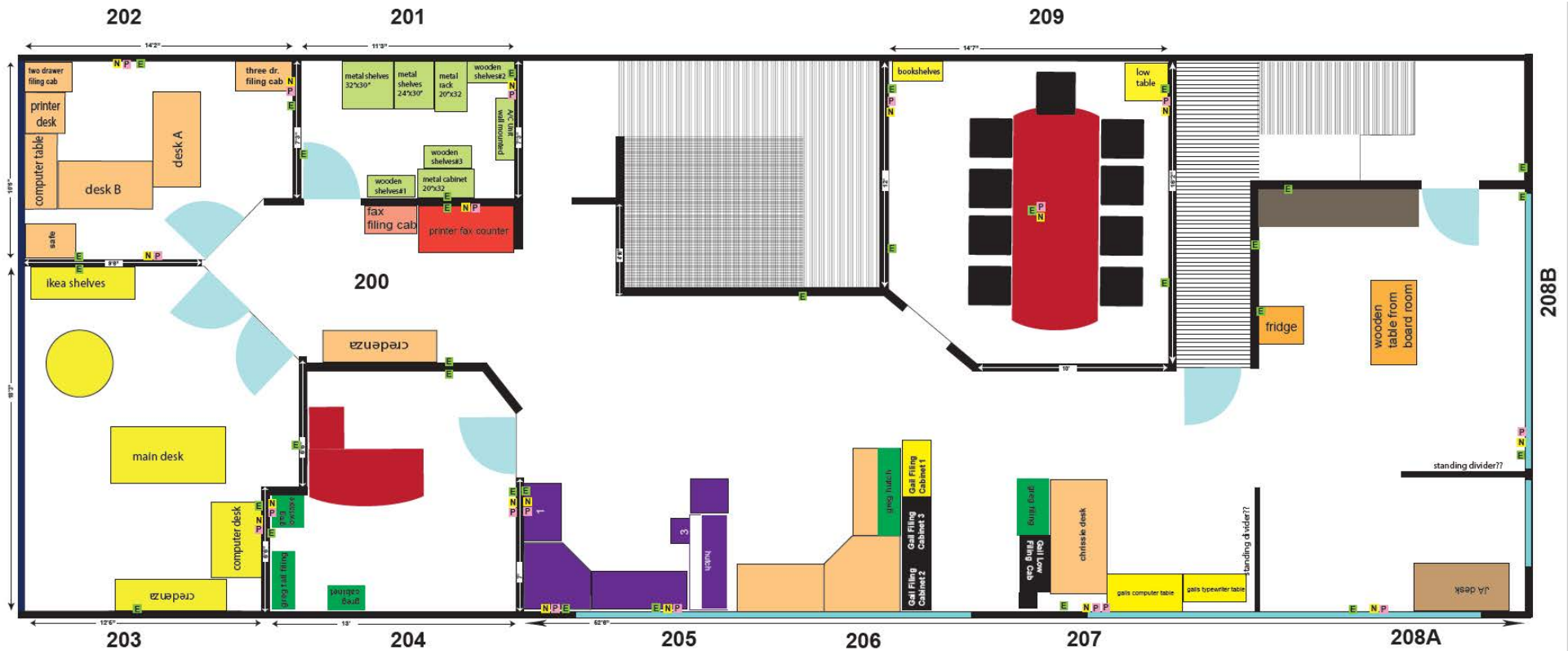


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# FOR SALE

Bright South Edmonton Office Space

## 2nd Floor 2,300 SF

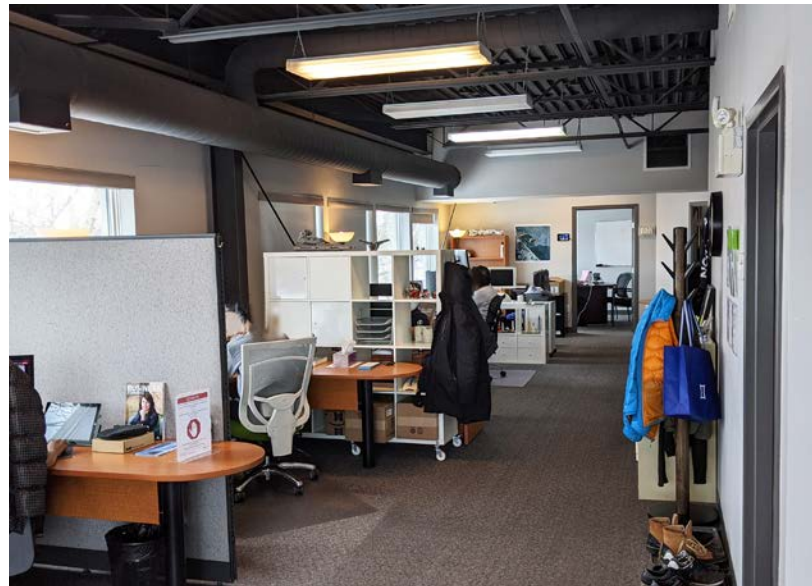




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### Property Information

**Municipal Address:** 3228 Parsons Road, Edmonton, AB

**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

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**Purchase Price:** \$1,110,000.00

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

### Contact

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