

# 939 AND 1083 PARSONS ROAD SW

**UNIT 939**  
SOLD

**UNIT 1083**  
AVAILABLE



ROMI SARNA AND  
ASSOCIATES

## FOR SALE AND LEASE

# 939 AND 1083 PARSONS ROAD SW

## LOCATION HIGHLIGHTS

- Prime location at Eilerslie Road & Parsons Road intersection
- High-exposure corner in a busy south Edmonton commercial corridor
- Surrounded by Parsons Park and growing residential communities

## PROPERTY ADVANTAGE

- Two units available: 1,029 sq. ft. and 1,681 sq. ft.
- Available for both sale and lease opportunities.
- Purchase price starting at \$525 PSF
- Lease rates starting at \$35.00 PSF
- Estimated operating costs of \$18.00 PSF (2026)
- Ideal for retail, medical, office, or service-based businesses

## COME JOIN OUR GROWING COMMUNITY!

## TRANSPORTATION LINKS

- Direct frontage on Parsons Road with strong daily traffic
- Immediate access to Eilerslie Road and major arterial routes
- Minutes to Anthony Henday Drive and Calgary Trail

## SURROUNDING DEMOGRAPHICS

- Located in a fast-growing south Edmonton node
- Strong mix of residential, retail, and service developments nearby
- High-density population with continued area expansion
- Consistent daytime traffic from surrounding businesses and commuters



# AERIAL MAP



## HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$112,500
Average household income	\$128,900
Unemployment rate	5.9%

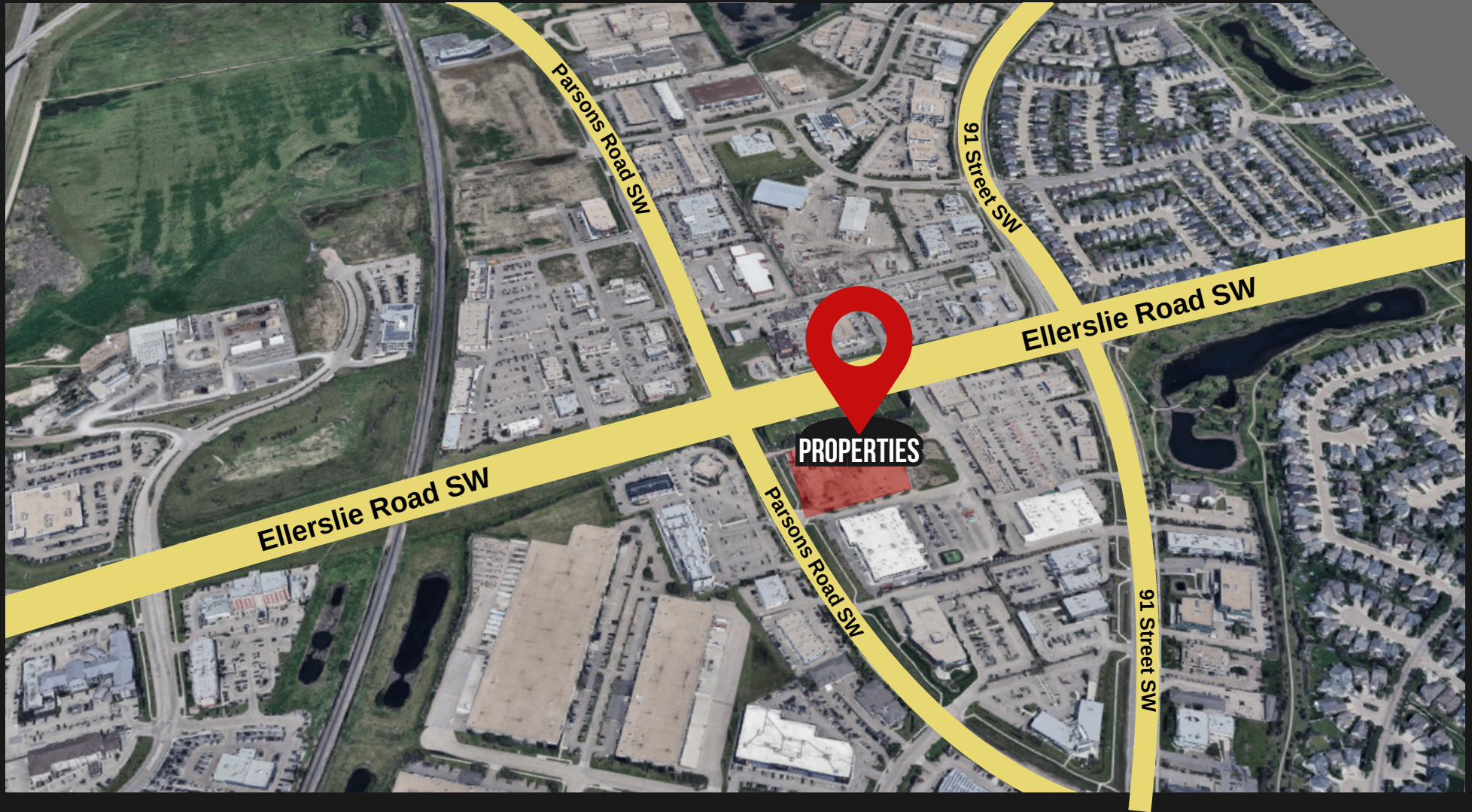


## POPULATION

Total population	31,800
Population density	3,950 people/km <sup>2</sup>
Median age	34.1 years

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# AERIAL MAP



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# PROPERTY DETAILS



## PROPERTY & TRANSACTION INFORMATION

<b>Transaction Type</b>	<b>For Sale and Lease</b>
<b>Sale Price</b>	\$525 PSF
<b>Lease Rate</b>	Starting at \$35.00 PSF
<b>Op Costs</b>	\$18.00 PSF (Estimated for 2026)
<b>Legal Address</b>	Unit 939 - Condo Plan 2520670 Unit 42 Unit 1083 - Condo Plan 2222522 Unit 10
<b>Size</b>	Unit 939 is 1029 sq. ft. Unit 1083 is 1681 sq. ft.

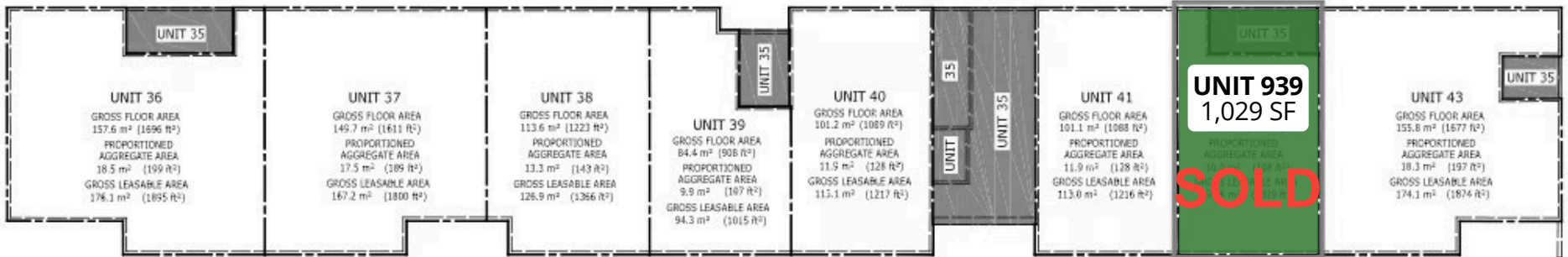
# SOLD UNIT 939 - PROPERTY PHOTOS



# AVAILABLE UNIT 1083 - PROPERTY PHOTOS

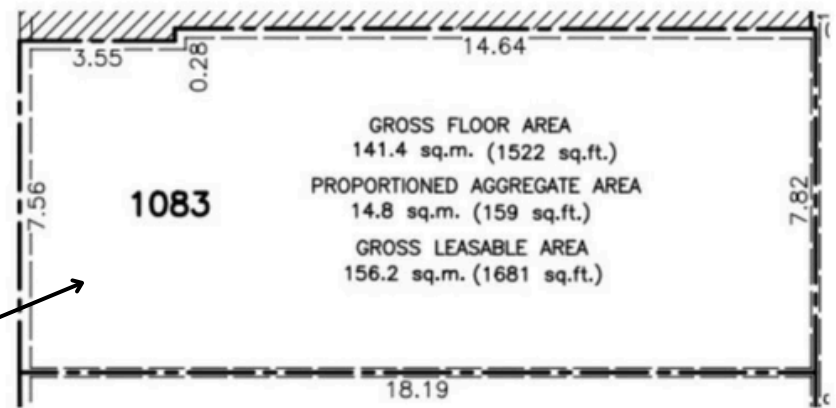
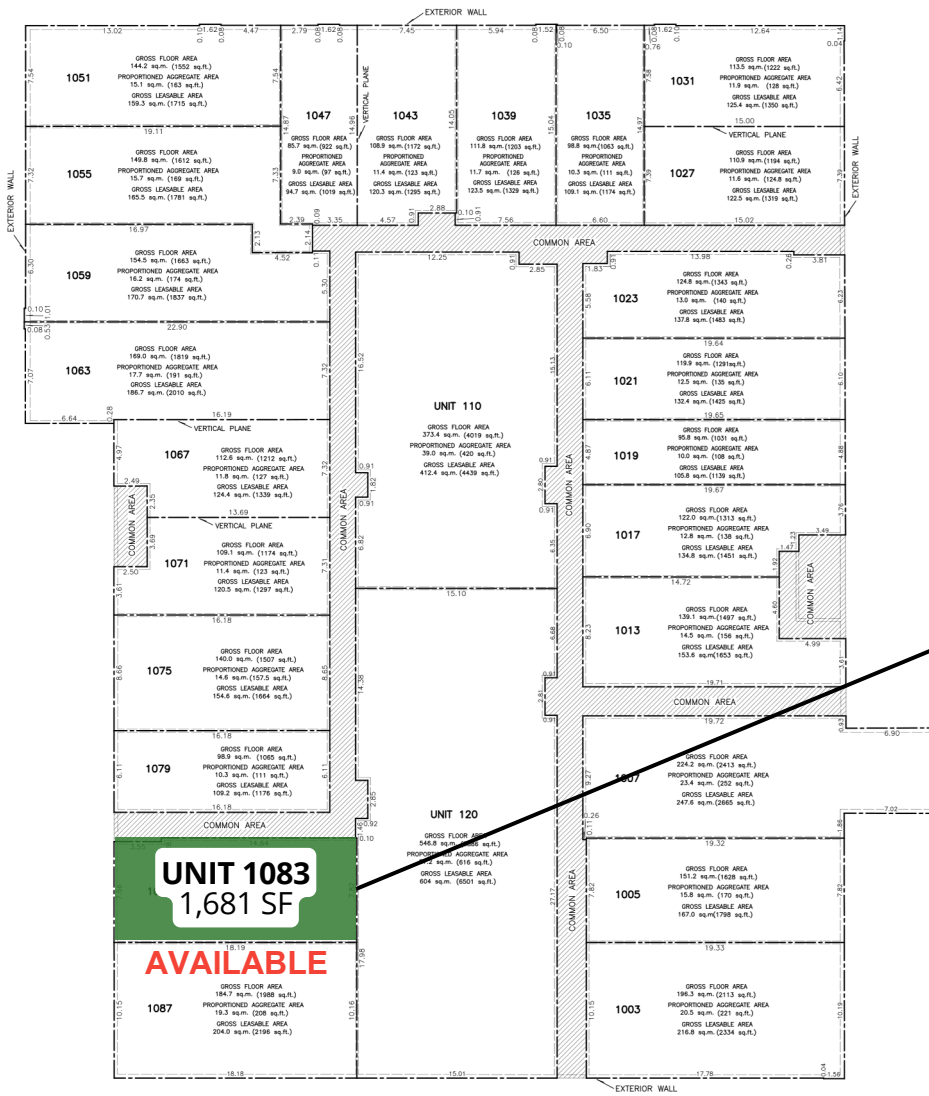


# SITEPLAN Unit 939



## CONDOMINIUM BUILDING "A"

# SITEPLAN Unit 1083



**Total Gross Area = 1681 Sq. Ft.**

# CONTACT US

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