

FOR LEASE

WEST TWO PARSONS

NAICommercial

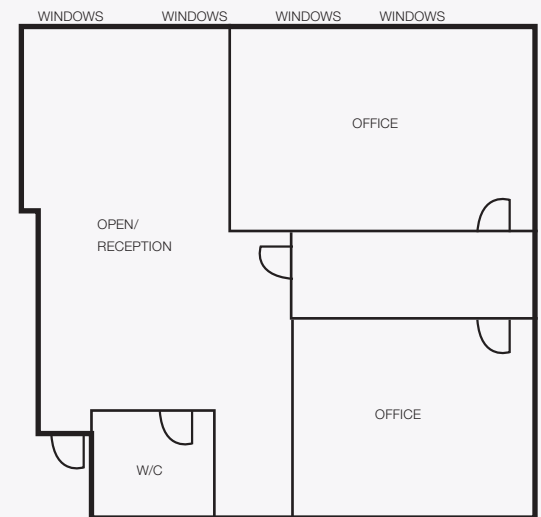


2ND FLOOR, 3267 PARSONS ROAD | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- Small developed second floor office fronting Parsons Road (99 Street)
- Fully air conditioned
- Windows overlooking Parsons Road

AREA AVAILABLE	676 sq.ft.±
LEGAL DESCRIPTION	Plan 7920813, Block 5, Lot 5
ZONING	BE (Business Employment)
POSSESSION	August 1, 2026
TERM	5 years
LEASE RATE	\$22.00/sq.ft./annum (Includes property tax, building insurance, common area maintenance, management fees, gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

CHAD SNOW

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