

FOR SALE

NAI Commercial

PARSONS ROAD/23RD AVE REDEVELOPMENT SITE



32,890 VEHICLES PER DAY
23 AVENUE

21,780 VEHICLES PER DAY
PARSONS ROAD

2308 PARSONS ROAD | EDMONTON, AB | 2.97 ACRES OF PRIME COMMERCIAL DEVELOPMENT LOT

PROPERTY HIGHLIGHTS

- High profile redevelopment site consisting of 2.97 acres± with over 1,000 feet of direct frontage to 23rd Avenue
 - Last remaining development opportunity along 23rd Avenue
- Marquee South Edmonton location on the intersection of Parsons Road and 23rd Avenue with exposure to over 54,670 vehicles per day (City of Edmonton, 2023)
 - Directly adjacent to South Edmonton Common, one of North America's largest open-air retail developments consisting of over 2.5 million square feet of shopping, dining and entertainment experiences
- Flexible zoning targeting a wide range of commercial and light industrial development possibilities
- Potential for multiple access points including directly off 23rd Avenue
 - Unparalleled access to Calgary Trail/Gateway Boulevard (Hwy 2) and Anthony Henday Drive
- Existing building on site (approx. 7,000 sq.ft.±); **Note:** Please do not approach existing Tenant directly – Inquire only with listing agent for more information

MICHAEL PARSONS

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



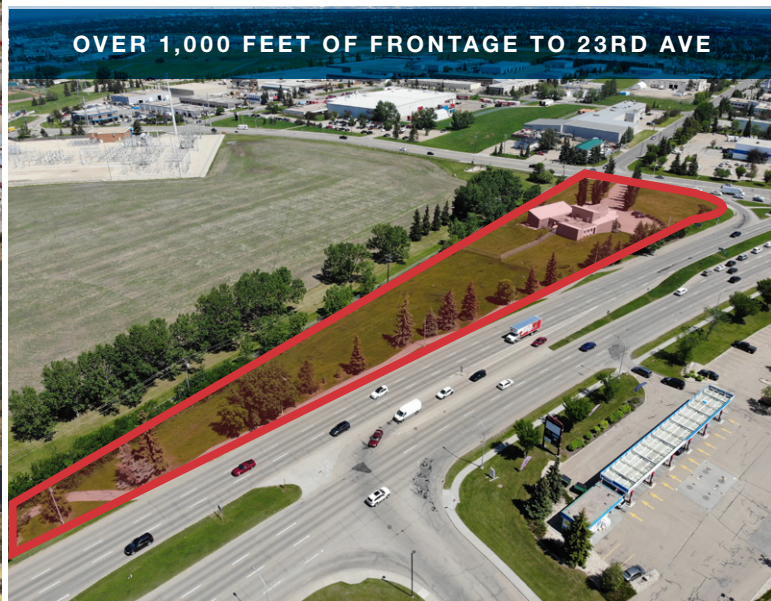
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NAIEDMONTON.COM



PRIME LOCATION WITH EXCEPTIONAL EXPOSURE



OVER 1,000 FEET OF FRONTAGE TO 23RD AVE



FLEXIBLE ZONING WITH NUMEROUS POSSIBILITIES



168,545
DAYTIME POPULATION



2.9%
ANNUAL GROWTH 2023-2033



\$110,707
AVERAGE HOUSEHOLD INCOME



\$4.85B
CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS



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7299 MP24

ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	2308 Parsons Road
LEGAL DESCRIPTION	Plan 8522101, Block 16, Lot 1
SITE AREA	2.97 acres±
ZONING	DC2 (316) – Site Specific Development Control Provision
PROPERTY TAXES	\$59,202.40 (2025)
SALE PRICE	\$6,200,000



DC2 (316) ZONING	
PERMITTED USES	
Major and Minor Eating and Drinking Establishments	Drive-in Food Services
Professional, Financial and Office Support Services	Equipment Rentals
Convenience Retail Stores	Greenhouses and Plant Nurseries
Personal Service Shops	Limited Contractor Services
Gas Bars	Major Amusement Establishments
Health Services	Major and Minor Service Stations
Indoor Participant Recreation Services	Veterinary Clinics
General Industrial Uses	Outdoor Participant Recreation
Warehouse Sales	Rapid Drive-through Vehicle Services
Automotive and Equipment Repair Shops	Mobile Catering Services
Business Support Services	Fleet Services
Religious Assembly	Recycling Depots
Animal Hospital and Shelter	Spectator Entertainment Establishments
Broadcasting and Motion Picture Studios	Custom Manufacturing
Convenience Vehicle Rentals	Auctioneering Establishments
Cremation and Interment Services	Automotive and Minor Recreational Vehicle Sales/Rentals

