

FOR SALE

3160

PARSONS RD NW

EDMONTON, AB

PREMIUM COMMERCIAL PROPERTY

An exceptional opportunity to own a versatile commercial building in a prime location with excellent exposure and on-site parking.

\$849,900



3329.1
SQ FEET



6 DEDICATED
PARKING STALLS
On-site convenience
for staff and clients



**HIGH VISIBILITY
LOCATION**

Located on Parsons Rd NW
with excellent exposure
and signage opportunity



**HIGH VISIBILITY
ON PARSONS RD NW**



**EXCELLENT EXPOSURE
& SIGNAGE
OPPORTUNITY**



VERSATILE SPACE. ENDLESS POSSIBILITIES.

This well-designed commercial building offers over 3,000 sq ft of versatile space across two levels. Ideal for a wide range of business operations including medical, professional services, wellness, retail, and more.

BEST USES



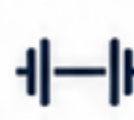
Medical or
Dental Clinic



Professional
Offices



Accounting or
Legal Practice



Wellness or
Fitness Studio

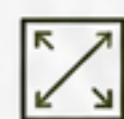


Education or
Training Centre



Retail
Showroom

PROPERTY OVERVIEW



**TOTAL AREA
3329.1 SQ FEET**



**MAIN FLOOR
2258.0 SQ FEET**



**2ND FLOOR
780.79 SQ FEET**



**PARKING STALLS
6 ON-SITE**



6 DEDICATED PARKING STALLS

Convenient on-site parking for staff and clients.

PROPERTY DETAILS

YEAR BUILT	1999
ZONING	(To be verified by Buyer)
PROPERTY TYPE	Commercial
PARKING	6 Dedicated Stalls
POSSESSION	Negotiable



THE E GROUP
— REAL ESTATE —

EXCLUSIVE LISTING AGENTS

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