

\$950,000 - 3204 Parsons Road, Edmonton

MLS® #E4454616

\$950,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Parsons Industrial, Edmonton, AB

4,500 sq. ft.± bright office demised over two floors. 2,250 sq. ft.± main floor available for occupancy, vendor to leaseback 2nd floor. Main floor office features reception area, eight private offices, two washrooms, lunch room with kitchenette and boardroom. End-cap space with windows throughout premises. Exposure to busy Parsons Road. Main floor available for lease at \$4,750 / month gross including utilities (gas, power and water).

Built in 2002

Essential Information

MLS® #	E4454616
Price	\$950,000
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Office
Status	Active

Community Information

Address	3204 Parsons Road
Area	Edmonton
Subdivision	Parsons Industrial
City	Edmonton
County	ALBERTA
Province	AB



Postal Code T6N 1M2

Exterior

Exterior Mixed

Construction Mixed

Additional Information

Date Listed August 25th, 2025

Days on Market 13

Zoning Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 10:02pm MDT