

FOR SALE



2950 PARSONS RD, EDMONTON

OWNER-USER INVESTMENT OPPORTUNITY



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2950 Parsons Rd, Edmonton

PROPERTY HIGHLIGHTS

Located along highly visible Parsons Road in South Edmonton, this 18,605 SF professional office building offers modern exterior and interior upgrades and is currently fully leased, with short-term opportunities for an owner/user investor to occupy ±2,000 – 5,623 SF. The property features quality office build-outs, 52 paved surface parking stalls, and excellent exposure with potential for additional signage revenue. Tenants benefit from convenient access to major arterial routes including Highway 2 and Anthony Henday Drive, as well as nearby walking trails, parks, and public transit. South Edmonton Common is less than a five-minute drive, providing a full range of retail and dining amenities. This is an ideal opportunity in a high-growth commercial corridor for both investors and owner-user

Municipal Address 2950 Parsons Road, Edmonton, Alberta

Legal Description Plan 760158, Block 2, Lot 18

Zoning Business Employment (BE)

Land Size 0.81 Acres

Property Type Office

Building Size 18,605 SF

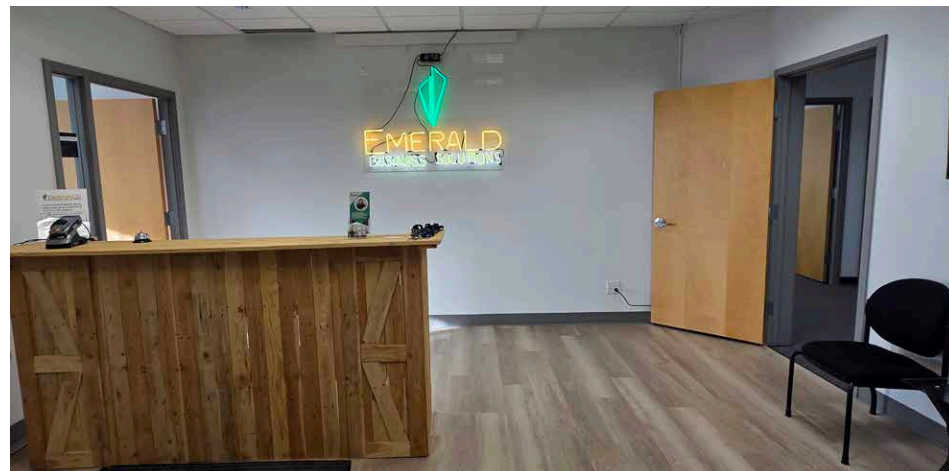
Building Age 1980

Property Taxes \$95,758.60 (2025)

Parking 52 paved surface stalls

NOI & Rent Roll Contact Agents for Details

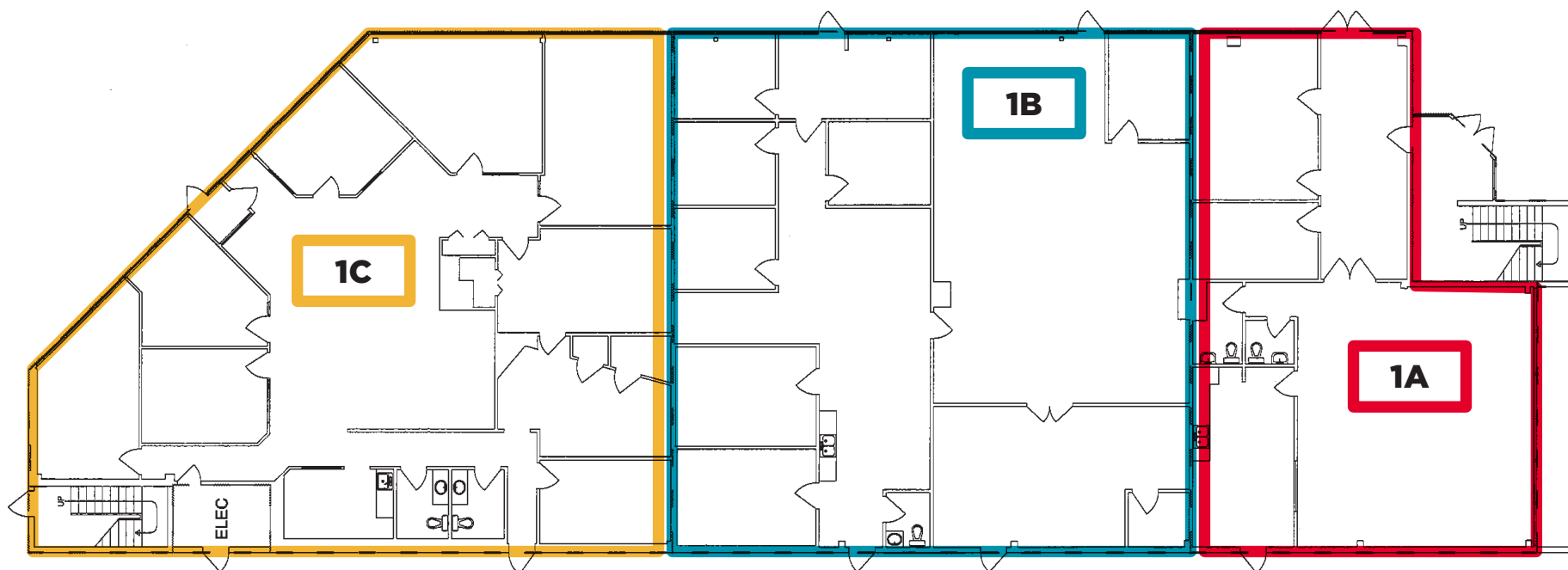
LIST PRICE **\$3,025,000**



MAIN FLOOR PLAN

9,136 SF

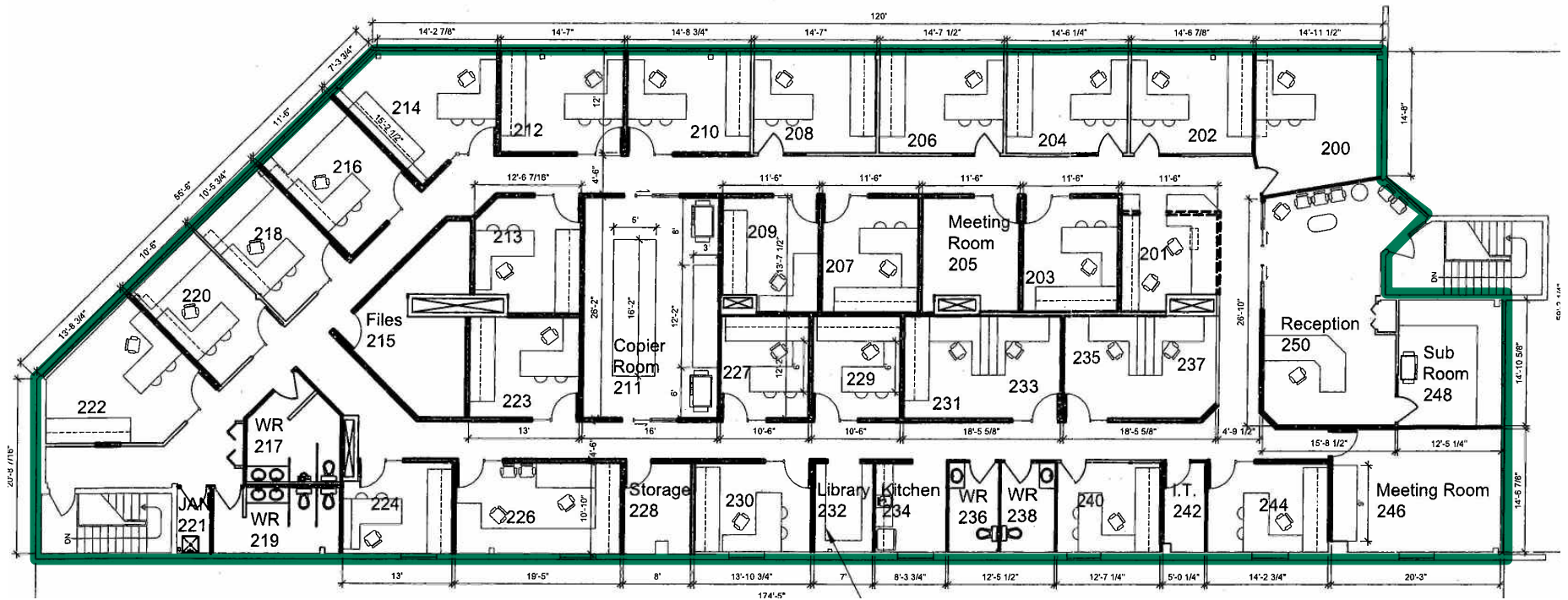
2950 Parsons Rd, Edmonton



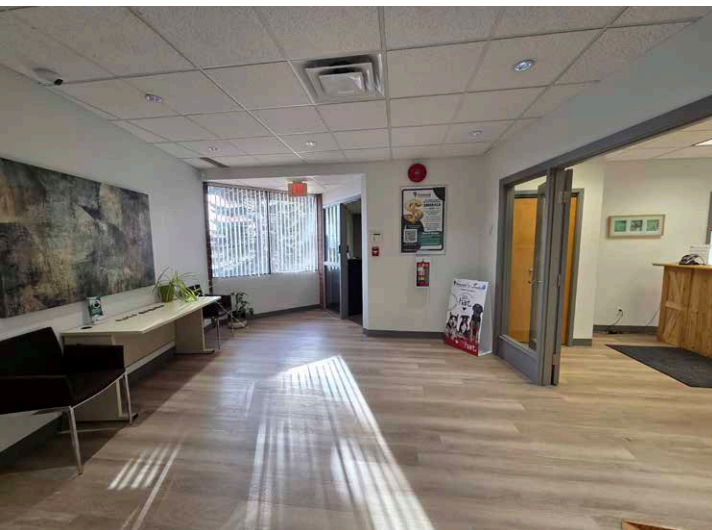
-  1A, 2958, Sangha Operating Group Inc. - 2,001 SF
-  1B, 2962, The Fransiscan Benevolent Society - 3,623 SF
-  1C, 2970, Fransiscan Sisters of the Atonement of Alberta - 3,512 SF

SECOND FLOOR PLAN

9,469 SF

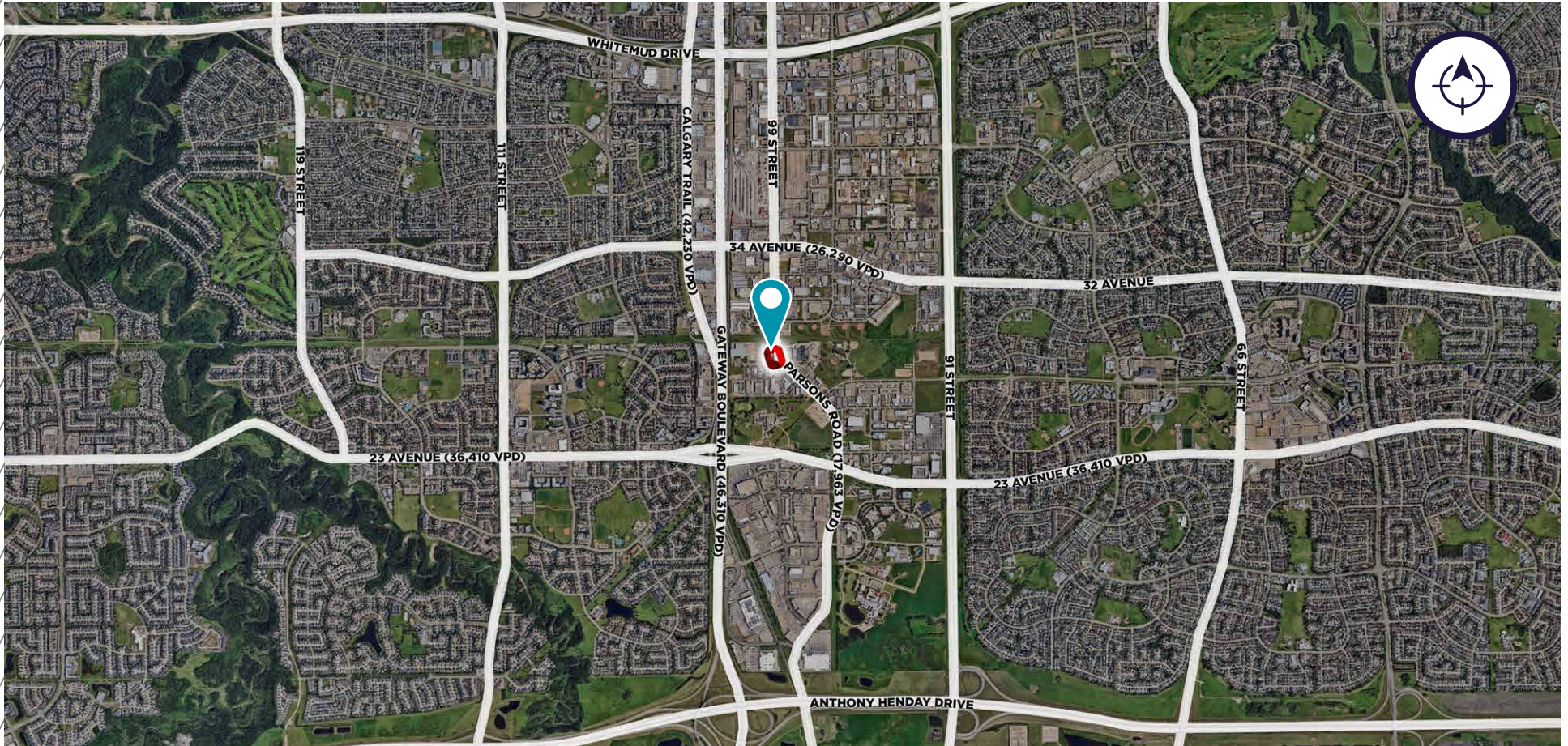


Emerald Business Solutions - 9,469 SF



2950 Parsons Rd, Edmonton

AERIAL & DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
1,237	20,625	62,004



POPULATION

1KM	3KM	5KM
3,184	53,678	166,473



AVERAGE INCOME

1KM	3KM	5KM
\$113,393	\$115,889	\$130,009



VEHICLES PER DAY

Parsons Road: 17,930 VPD
Gateway Blvd: 46,310 VPD