

FOR SALE

PARSONS CENTRE

NAI Commercial



PRICE REDUCED! NOW: \$1,689,000

2907 ELLWOOD DRIVE SW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 5,250 sq.ft.± professionally developed office/warehouse space
- Four private offices, open work areas, boardroom/training room, kitchenette, storage/work areas
- 10'x14' grade level overhead door
- Corner unit with direct exposure to Ellwood Drive SW
- Convenient access to Parsons Road, Ellerslie Drive, Gateway Blvd/Calgary Trail, and Anthony Henday Drive

KEVIN MOCKFORD Senior Associate 587 635 2484 kmockford@naiedmonton.com

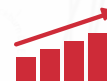
GORDIE LOUGH Associate 587 635 5610 glough@naiedmonton.com



15,200 VPD PARSONS RD SW N OF ELLERSLIE RD SW



144,333 DAYTIME POPULATION



3.5% ANNUAL GROWTH 2023 - 2033



39,721 EMPLOYEES 2,877 BUSINESSES



\$4.2B TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



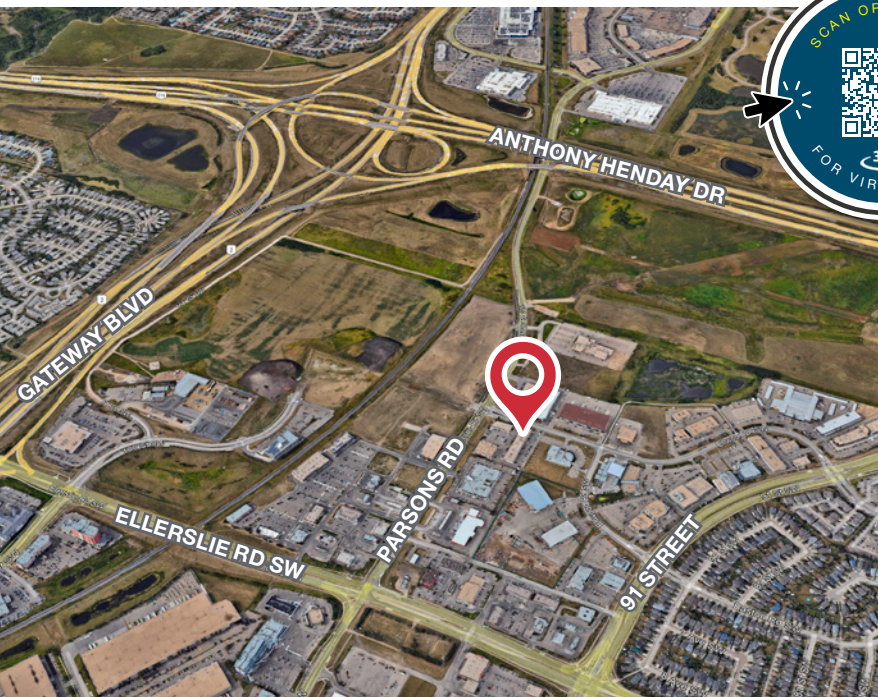
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREAS AVAILABLE	4,028 sq.ft.± main floor 1,222 sq.ft.± second floor 5,250 sq.ft.± total
LEGAL DESCRIPTION	Condominium Plan 0920863, Unit 18
ZONING	EIB (Ellerslie Industrial Business)
POSSESSION	Within 90 days
YEAR BUILT	2009
CEILING HEIGHT	20' clear
HEATING	Forced air
LOADING	10'x14' grade level
CONDO FEES	\$3.36/sq.ft./year (Based on main floor)
PROPERTY TAXES	\$34,494.24 (2023)
SALE PRICE	\$1,849,999 REDUCED TO \$1,689,000



KEVIN MOCKFORD
Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH
Associate
587 635 5610
glough@naiedmonton.com

