

1083 PARSONS ROAD SW



ROMI SARNA AND
ASSOCIATES

FOR SALE AND LEASE

1083 PARSONS ROAD SW

LOCATION HIGHLIGHTS

- Prime location at Ellerslie Road & Parsons Road intersection
- Highexposure corner in a busy south Edmonton commercial corridor
- Surrounded by Parsons Park and growing residential communities

PROPERTY ADVANTAGE

- Unit available: 1,681 sq. ft. for sale and lease opportunities.
- Purchase price is \$525 PSF
Lease rates starting at \$35.00 PSF
- Estimated operating costs of \$18.00 PSF
- Ideal for retail, medical, office, or service-based businesses

**COME JOIN OUR
GROWING
COMMUNITY!**

TRANSPORTATION LINKS

- Direct frontage on Parsons Road with strong daily traffic
- Immediate access to Ellerslie Road and major arterial routes
- Minutes to Anthony Henday Drive and Calgary Trail

SURROUNDING DEMOGRAPHICS

- Located in a fast-growing south Edmonton node
- Strong mix of residential, retail, and service developments nearby
- High-density population with continued area expansion
- Consistent daytime traffic from surrounding businesses and commuters



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$112,500
Average household income	\$128,900
Unemployment rate	5.9%

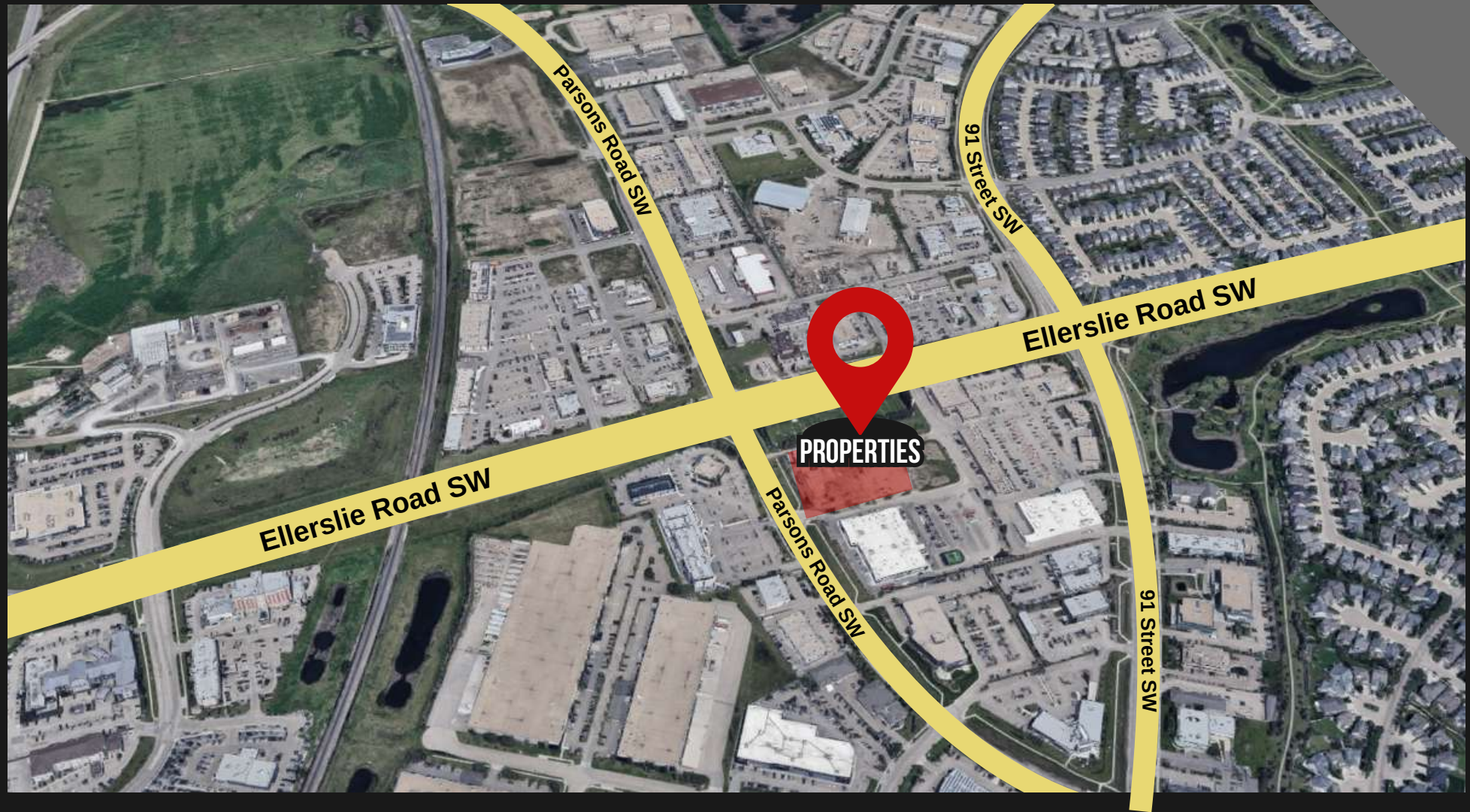


POPULATION

Total population	31,800
Population density	3,950 people/km ²
Median age	34.1 years

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AERIAL MAP



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PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Sale and Lease
Sale Price	\$525 PSF
Lease Rate	Starting at \$35.00 PSF
Op Costs	\$18.00 PSF (Estimated for 2026)
Legal Address	Condo Plan 2222522 Unit 10
Size	1,681 sq. ft.

PROPERTY PHOTOS



Total Gross Area = 1681 Sq. Ft.

CONTACT US

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