

**POSSESSION  
MAY 2024**

# Parsons Square

321 PARSONS ROAD, SW

**Romi Sarna  
& Associates Maxwell Polaris**

 4107 99 Street Edmonton, AB T6E 3N4  
 (780) 450-6300  
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**Commercial  
Polaris**

# Welcome to Parsons Square

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### PARSONS SQUARE

Parsons Square is a brand new commercial retail development situated on Parsons Road SW. This site would be ideal for retail, restaurant, medical and office user looking for a customized space to suit their needs. This location provides high exposure of 19,000 VPD.



**Ellerslie Road**  
**HWY 2/Gateway Blvd**  
**Anthony Henday Drive**

Adjacent  
2 min  
3 min



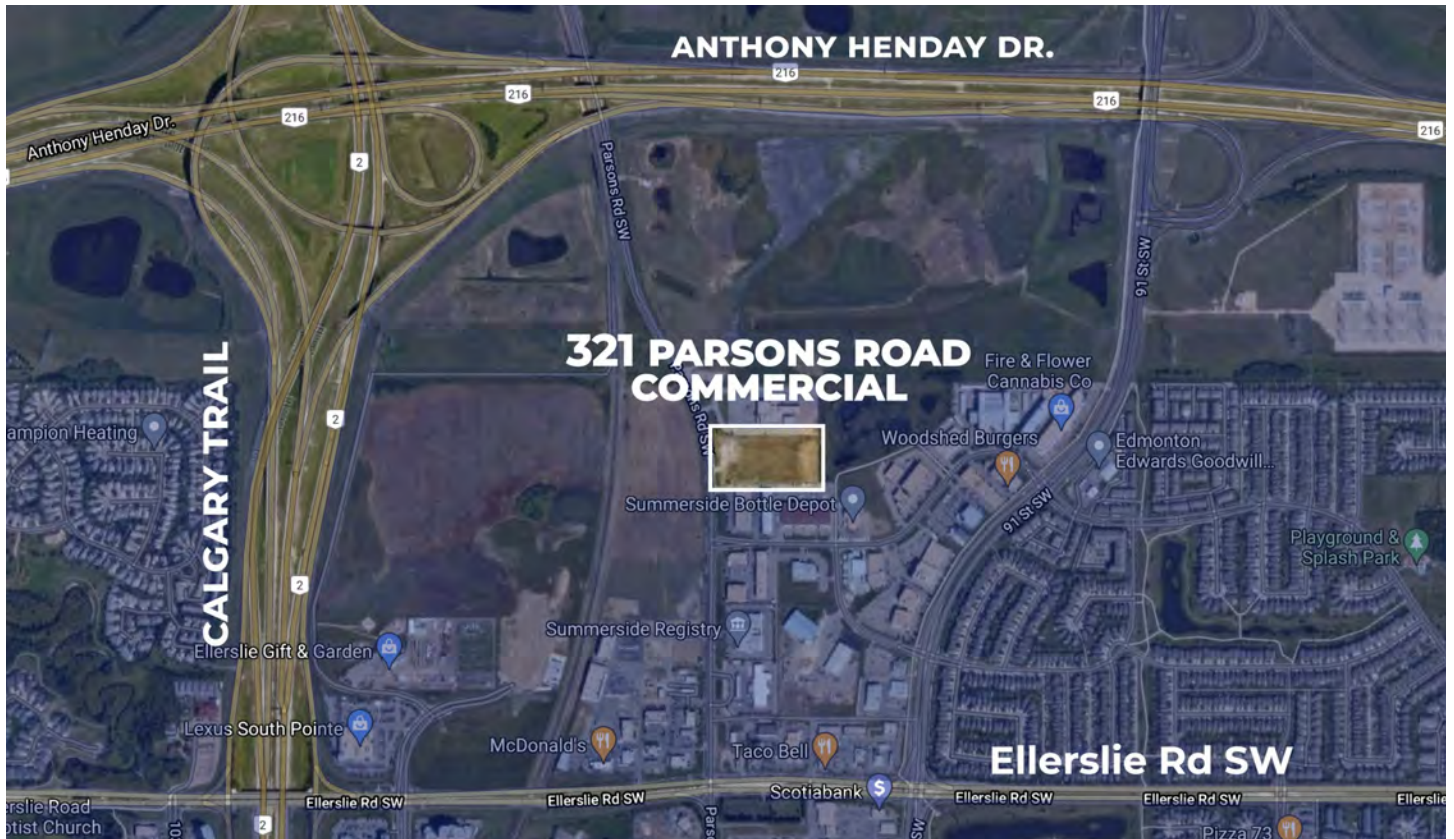
**Primary Trade Area**  
**Avg. Household Income**

135,592 (2019)  
\$119,588

321 Parsons Road, SW

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## ABOUT THE SITE

Located near South Edmonton Common, Ellerslie and Summerside neighborhood. Parson's Square will become the newest commercial retail hub of SW Edmonton. Close proximity to routes such as Ellerslie Road, Calgary Trail and Anthony Henday.

### 321 Parsons Road, SW

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# Opportunity

<b>TransactionType:</b>	For sale/lease
<b>Access:</b>	321 Parsons Road SW, T6X 0W6
<b>Legal:</b>	Lot 10, Block 3, Plan 0525416
<b>Neighbourhood:</b>	Ellerslie Industrial
<b>Community:</b>	Ellerslie Community
<b>Zoning:</b>	Ellerslie Industrial Business Zone (EIB)
<b>Year built:</b>	2024
<b>Parking:</b>	145 stalls
<b>Sale rate:</b>	Building # 1 -\$450.00-\$475.00 PSF (Possession Q3 2025) Building # 2 - SOLD Building # 3- \$450.00 PSF (Possession May 2024) Building # 4- \$500.00 PSF (Possession May 2024) Building # 5- Lease Only (Possession May 2024)
<b>Main floorlease rate (base):</b>	Starting at \$35.00 Sq. Ft./annum
<b>Subject Sq. Ft.:</b>	Multiple bay sizes
<b>Purchase:</b>	Condo fees \$4.50/Sq. Ft./annum (2023 estimate) Includes maintenance, insurance and management fees
<b>Lease:</b>	operating cost: \$12.00, PSF/annum (2023 estimate) includes proportionate share of property taxes, common area, maintenance, insurance, and management fees.

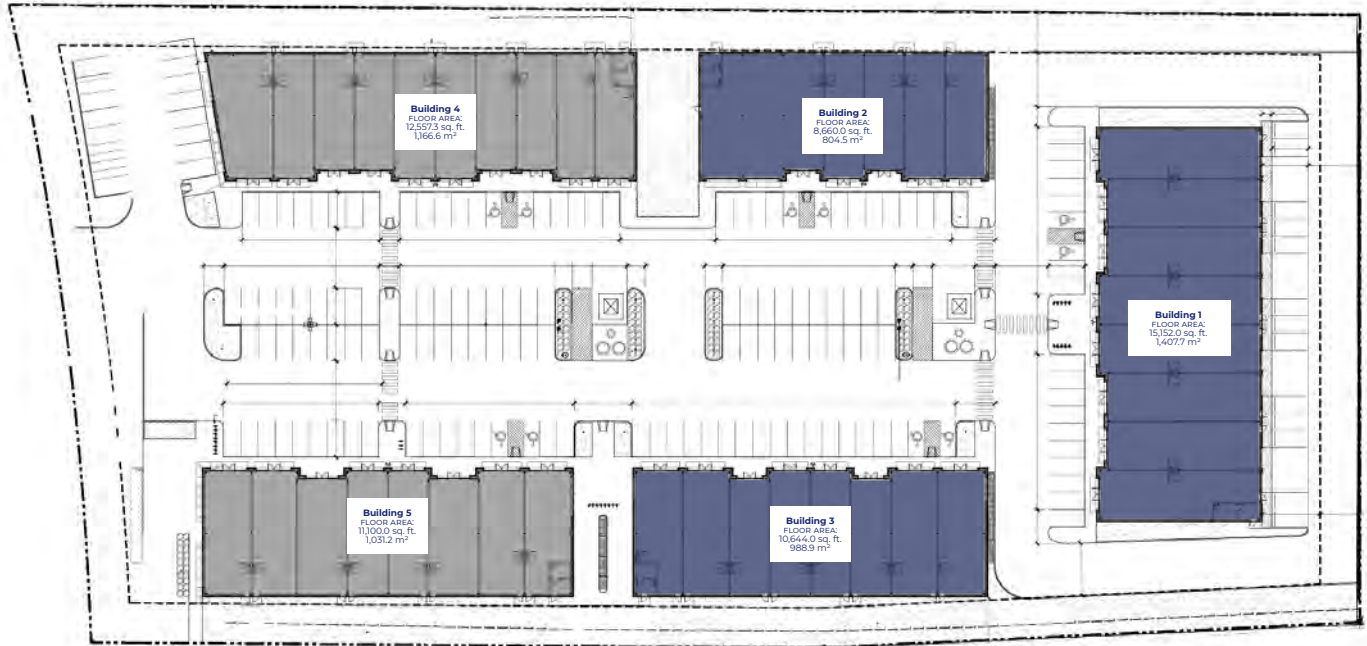
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# Site Plan

Parsons Road →



## Available Areas:

Building 1: Up to 15,152.0 Sq. Ft.

Building 2: Up to 8,660.0 Sq. Ft.

Building 3: Up to 10,644.0 Sq. Ft.

Building 4: Up to 12,557.3 Sq. Ft.

Building 5: Up to 11,100 Sq. Ft.

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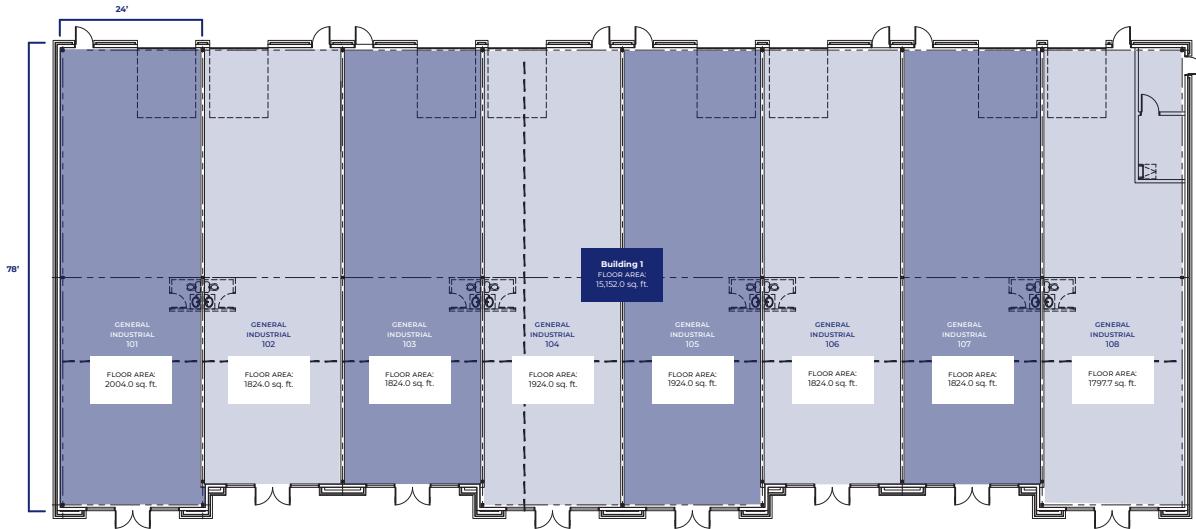
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# Building 1



## FLOOR PLAN



321 Parsons Road, SW

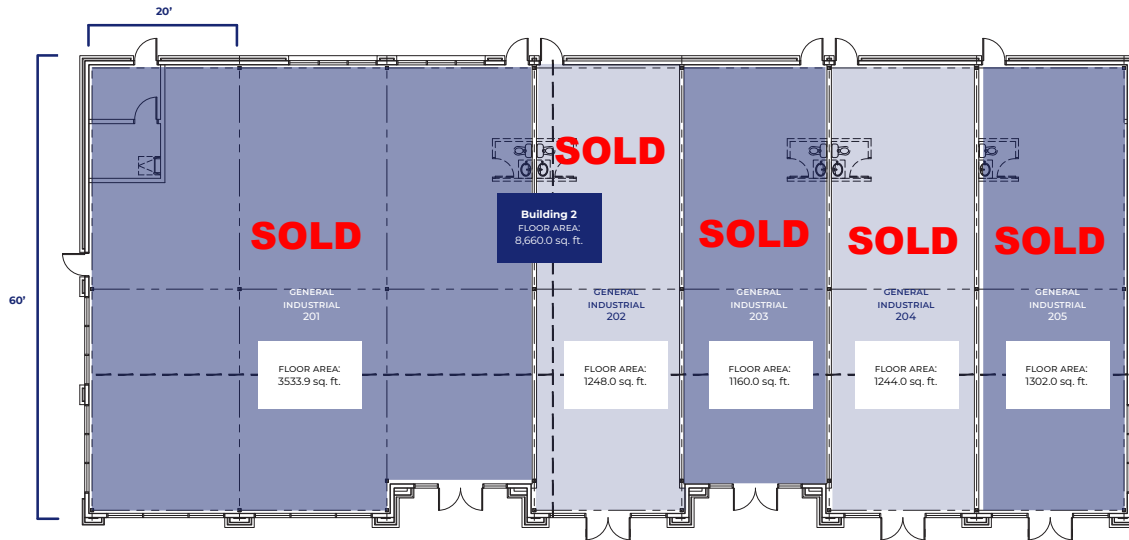
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# ■ Building 2



FLOOR PLAN



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# Building 3

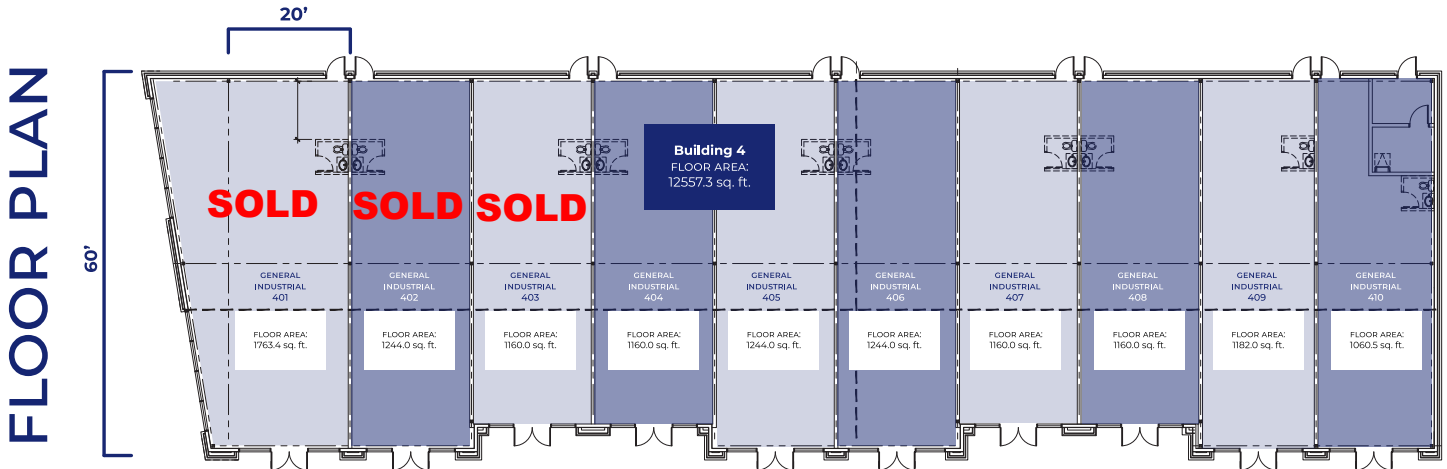


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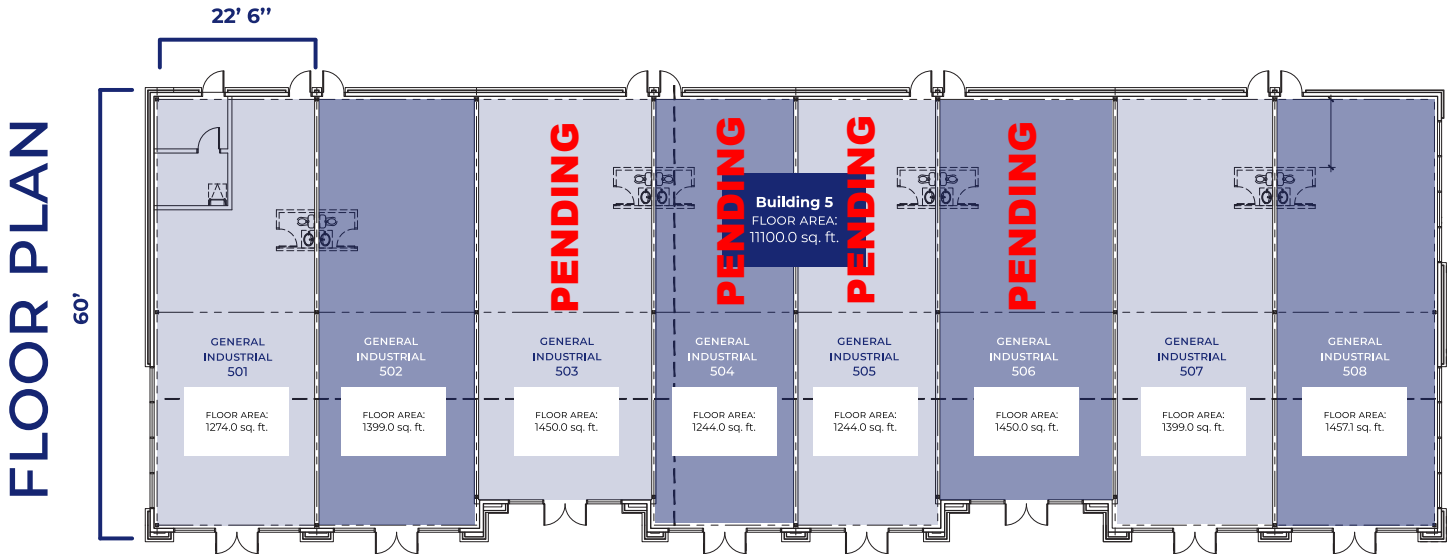
# Building 4



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# Building 5



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# Commercial Polaris

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