

FOR SALE/LEASE

Premium Medical Build-Out

3208 Parsons Road NW
Edmonton, AB



Ian Fletcher

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Romi Sarna

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MaxWell Commercial

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www.MaxWellCommercial.ca



Commercial

MaxWell Polaris

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Premium Medical Build-Out

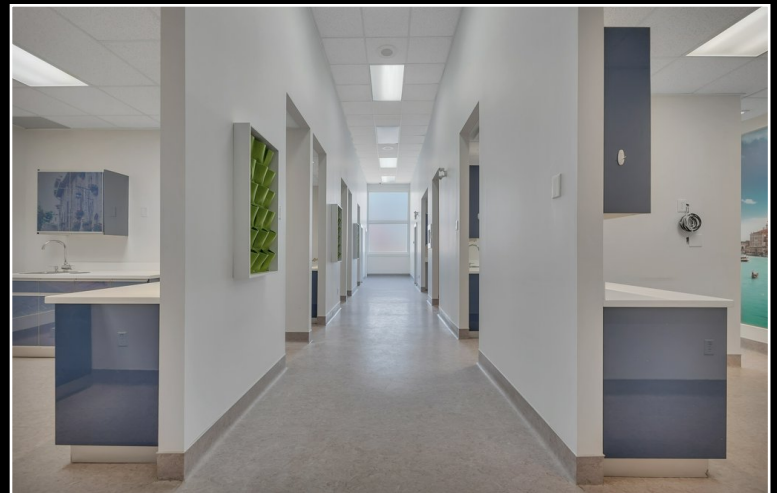
3208 Parsons Road NW
Edmonton, AB

- Previously Occupied by Dental Clinic
- All Power and Plumbing is Capped and Ready for Equipment
- X-Ray Room, Upgraded Power
- Second Floor Office Space
- Easily Converted to Office
- Exposure to Parsons Road
- Ample Parking in Front and Rear

[Click for Additional Photos](#)



Reception



Clinic



Medical Office



Prep Area

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SALE PRICE	\$1,000,000	SIZE	Main Floor: 2,406 SF +/- 2nd Floor: 966 SF +/- Total: 3,372 SF +/-
YEAR BUILT	2002	LEGAL	Plan: 0227127 Unit: 2
ZONING	BE - Business Employment	EXPENSES	Condo Fee: \$736.31/Month Taxes (2023): \$13,667.98
EXTRA FEATURES	Skylights, Extra Power Medical Space Large Lobby and Waiting Area Nearly Turn-Key Dental Space High Ceilings	BUILDOUT	6 Exam Room, Boardroom, Prep, X-Ray, Reception + 2 Offices



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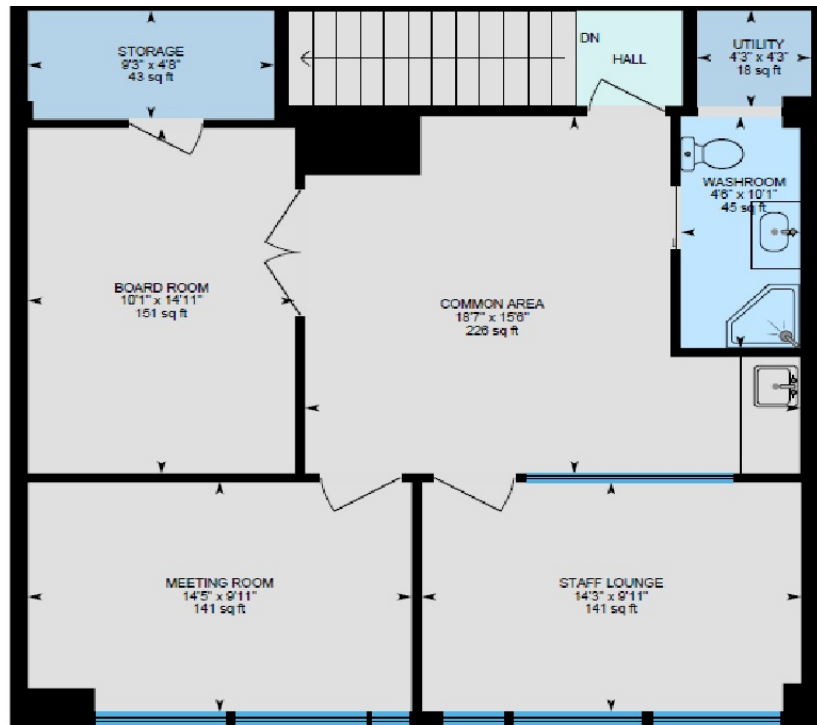
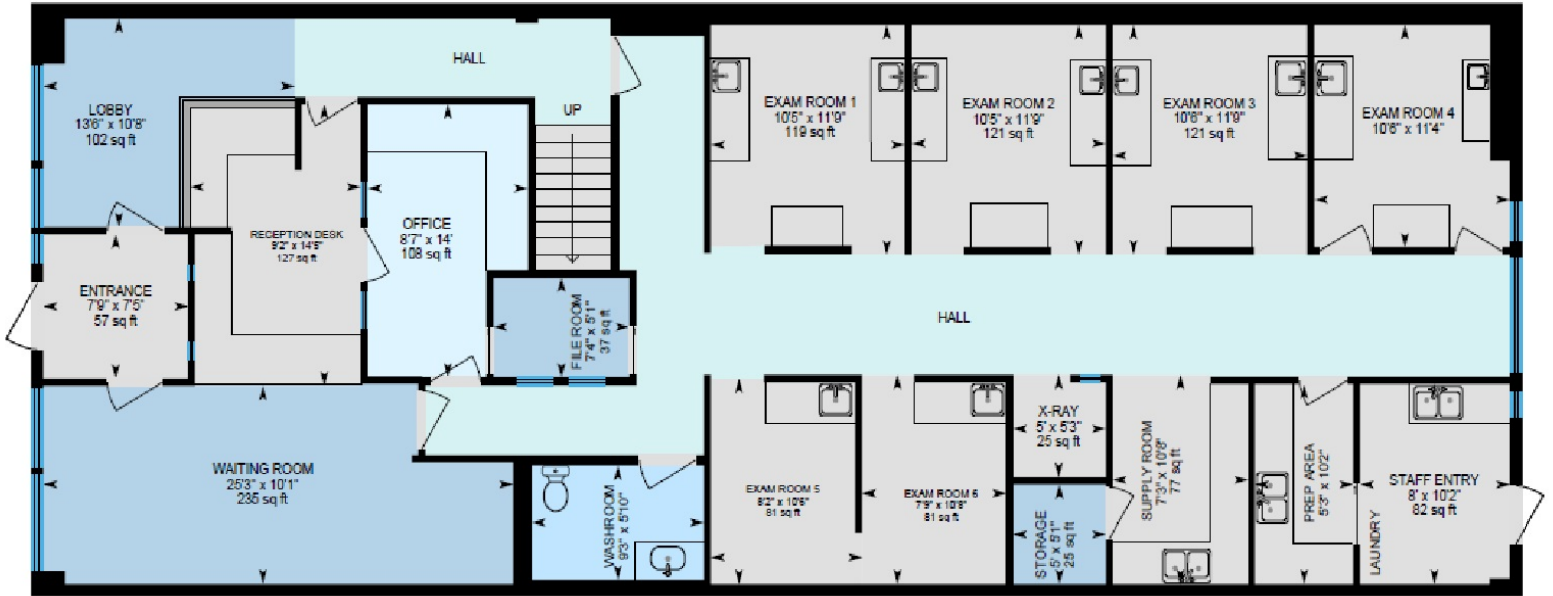
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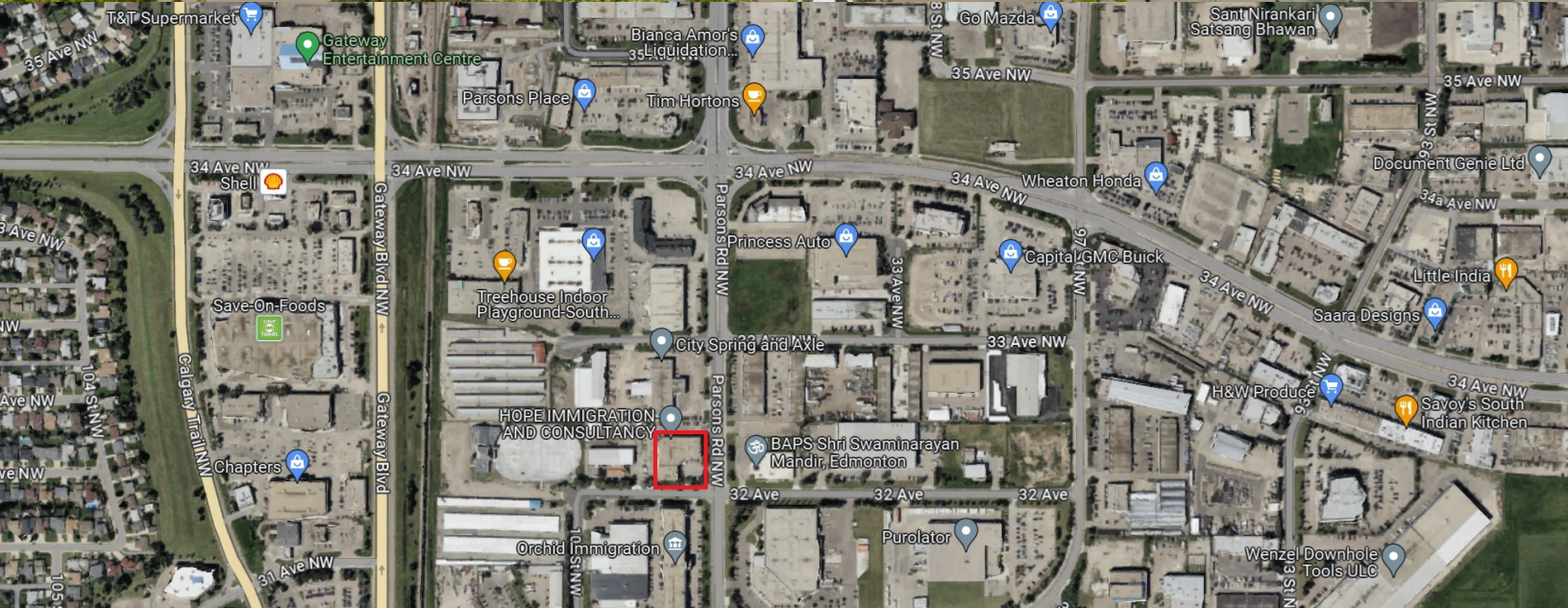
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