

939 AND 1083 PARSONS ROAD SW

UNIT 939

UNIT 1083



ROMI SARNA AND ASSOCIATES

FOR SALE AND LEASE

939 AND 1083 PARSONS ROAD SW

LOCATION HIGHLIGHTS

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

PROPERTY ADVANTAGE

- Two units available: 1,029 sq. ft. and 1,681 sq. ft.
- Available for both sale and lease opportunities.
- Purchase price starting at \$525 PSF
- Lease rates starting at \$35.00 PSF
- Estimated operating costs of \$18.00 PSF (2026)
- 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 Eilerslie 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



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT

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

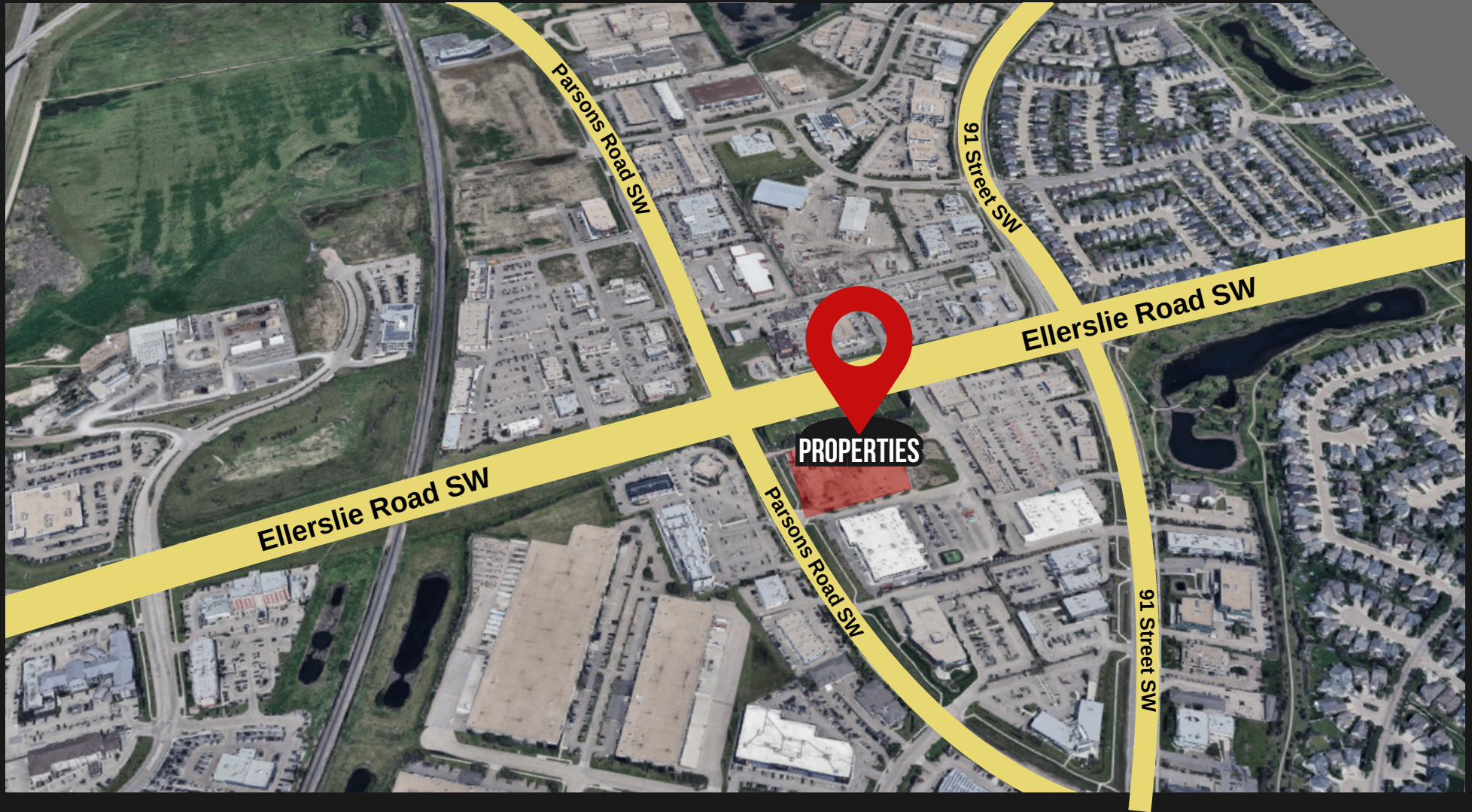


POPULATION

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	Unit 939 - Condo Plan 2520670 Unit 42 Unit 1083 - Condo Plan 2222522 Unit 10
Size	Unit 939 is 1029 sq. ft. Unit 1083 is 1681 sq. ft.



UNIT 939 - PROPERTY PHOTOS



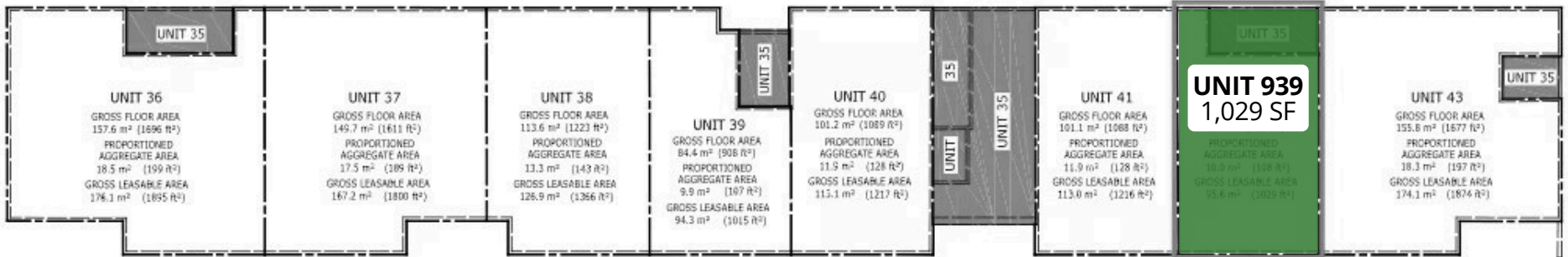
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UNIT 1083 - PROPERTY PHOTOS



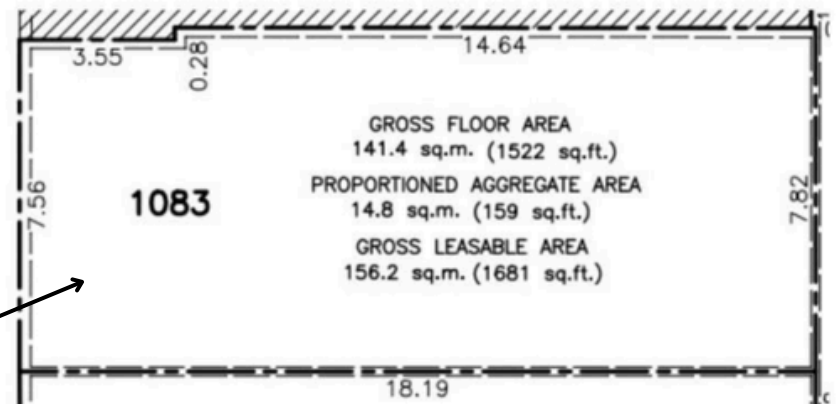
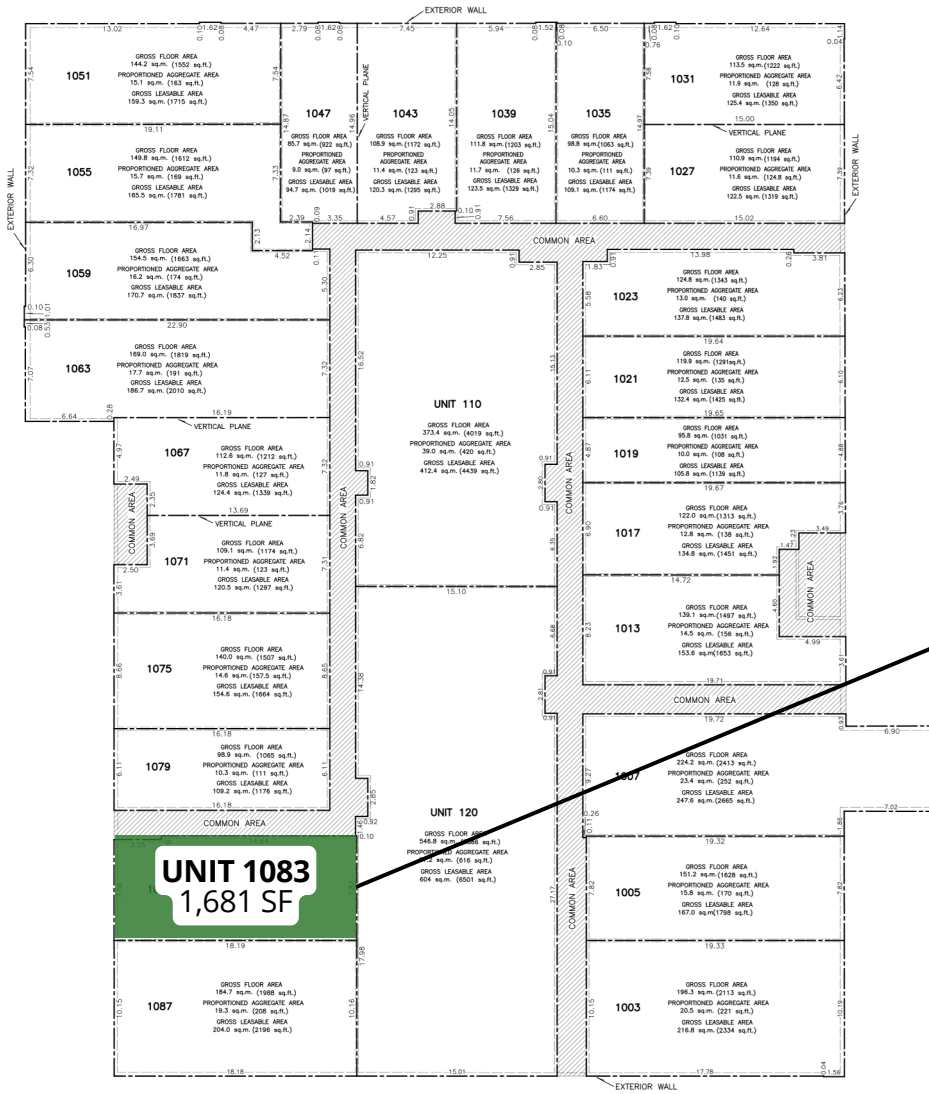
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SITEPLAN Unit 939



CONDOMINIUM BUILDING "A"

SITEPLAN Unit 1083



Total Gross Area = 1681 Sq. Ft.

CONTACT US

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