

## \$950,000 - 3204 Parsons Road, Edmonton

MLS® #E4454616

**\$950,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Parsons Industrial, Edmonton, AB

4,500 sq. ft.± bright office demised over two floors. 2,250 sq. ft.± main floor available for occupancy, vendor to leaseback 2nd floor. Main floor office features reception area, eight private offices, two washrooms, lunch room with kitchenette and boardroom. End-cap space with windows throughout premises. Exposure to busy Parsons Road. Main floor available for lease at \$4,750 / month gross including utilities (gas, power and water).

Built in 2002

### Essential Information

MLS® #	E4454616
Price	\$950,000
Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Office
Status	Active

### Community Information

Address	3204 Parsons Road
Area	Edmonton
Subdivision	Parsons Industrial
City	Edmonton
County	ALBERTA
Province	AB



Postal Code           T6N 1M2

**Exterior**

Exterior               Mixed

Construction       Mixed

**Additional Information**

Date Listed           August 25th, 2025

Days on Market     1

Zoning               Zone 41

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Listing information last updated on August 26th, 2025 at 4:47am MDT