

## \$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       23

Zoning                 Zone 41

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Listing information last updated on September 17th, 2025 at 8:47pm MDT