

**FOR LEASE**

From \$38.00 PSF



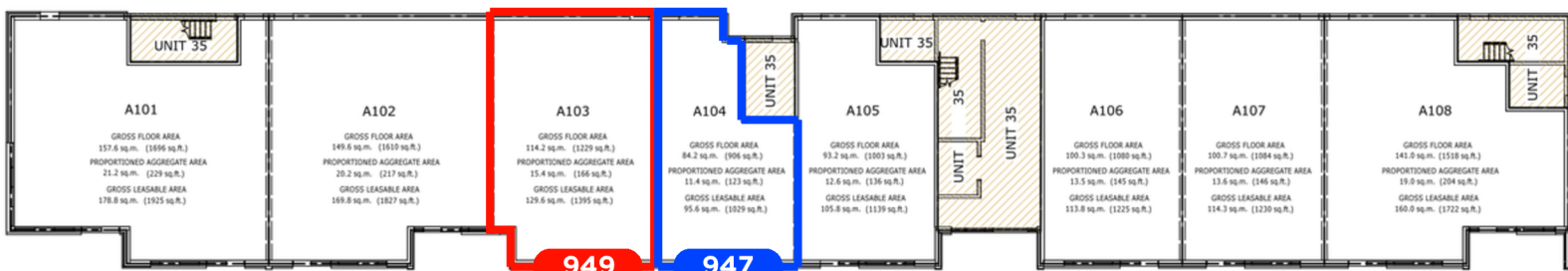
# RETAIL/COMMERCIAL UNITS

947 & 949 Parsons Road SW, Edmonton, AB

## Property Description

Commercial units are available for immediate lease. These units are located in rapidly growing SW quarter of the city and in Ellerslie Industrial corridor. The units may be leased individually or combined to accommodate a variety of business requirements.

Strategically located along Parsons Road SW And Ellerslie Road, the property benefits from strong exposure, convenient access to major arterial routes, and proximity to surrounding residential and commercial developments.



MAIN FLOOR  
CONDOMINIUM BUILDING "A"

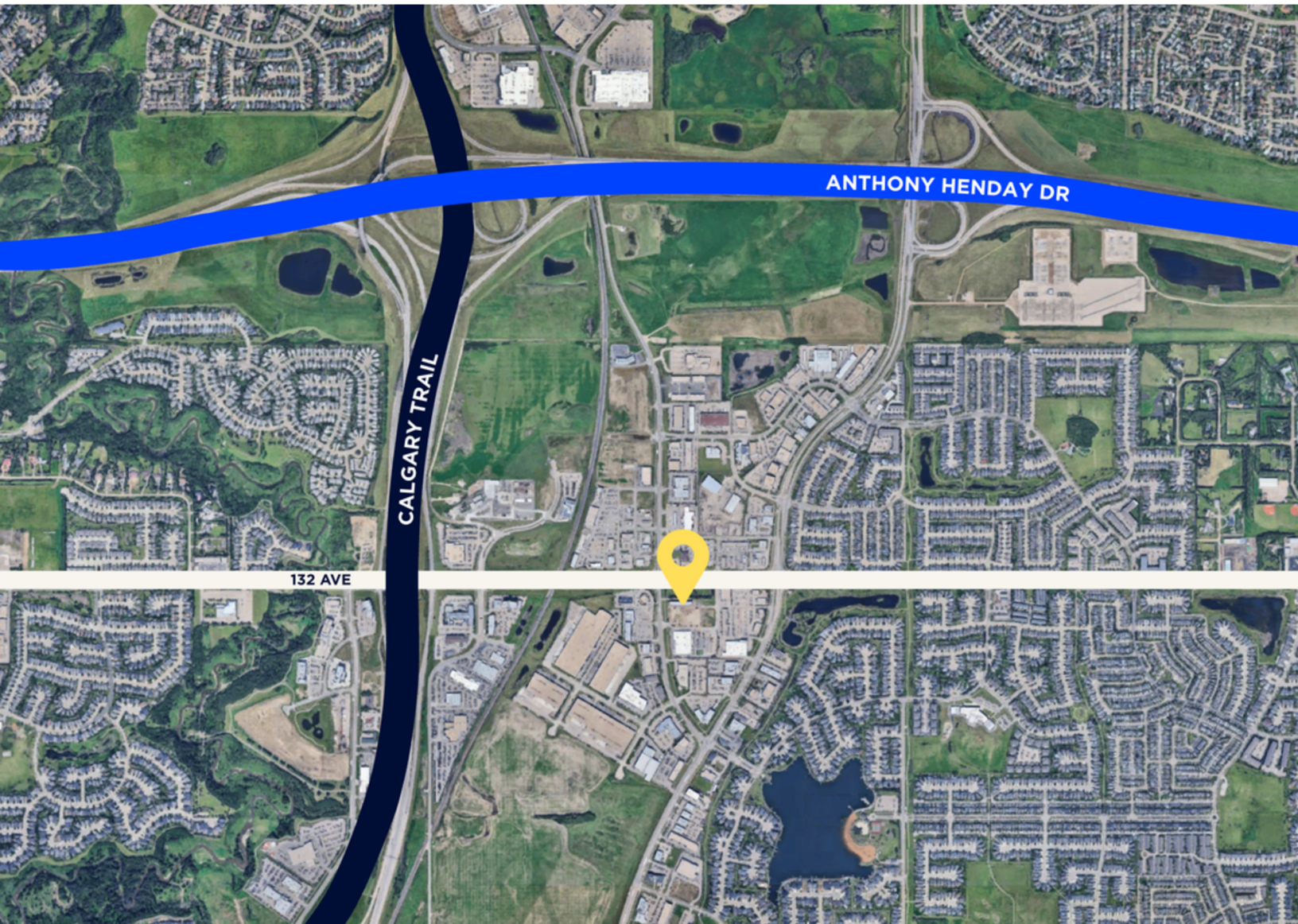
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# PROPERTY DETAILS

<b>Municipal Address</b>	947-949 Parsons Road SW Edmonton AB
<b>Legal Address</b>	Plan 2520670; Units 39 and 38
<b>Zoning</b>	<u>General Commercial (CG)</u>
<b>Sizes</b>	Unit 949: ± 1,395 SF Unit 947: ±1,029 SF
<b>Base Rent</b>	Starting at \$38.00 PSF
<b>Common Area Expenses</b>	7.50 PSF (Exclude Property Taxes)
<b>Lease Term</b>	5 years minimum
<b>Possession</b>	Immediate





**30,618 (2024)**

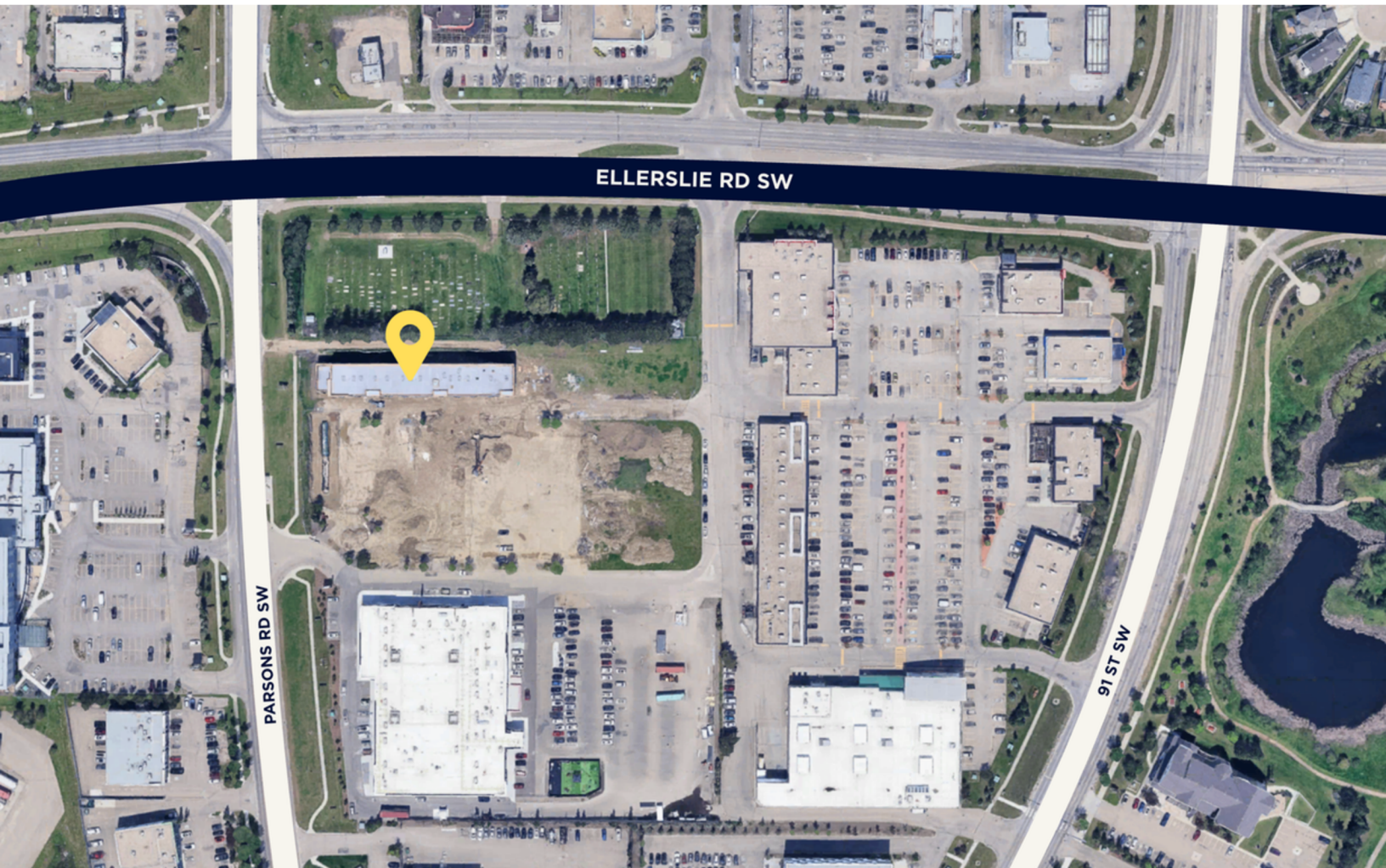
Traffic Volume on Ellerslie Road SW



**~\$110,000**

Average Household Income


Within a 3-5 KM radius, the property is supported by a rapidly growing south Edmonton population driven by ongoing development throughout Heritage Valley, Summerside, Ellerslie, and surrounding communities. Continued residential growth, infrastructure investment, and commercial expansion position Parsons Road SW as a strong long-term location for business growth and consumer demand.



## CONTACT:

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