

For Sale/Lease  
Bay Plaza Condo  
1,033 sq.ft.± Office Space



## 214, 3132 Parsons Road

Edmonton, Alberta

### Property Highlights:

- Second floor, nicely finished, office space
- 3 assigned parking stalls
- Variety of office, retail and medical uses in the building
- Close proximity to South Edmonton Common and Anthony Henday Drive
- Elevator in building

### Travis Dochuk

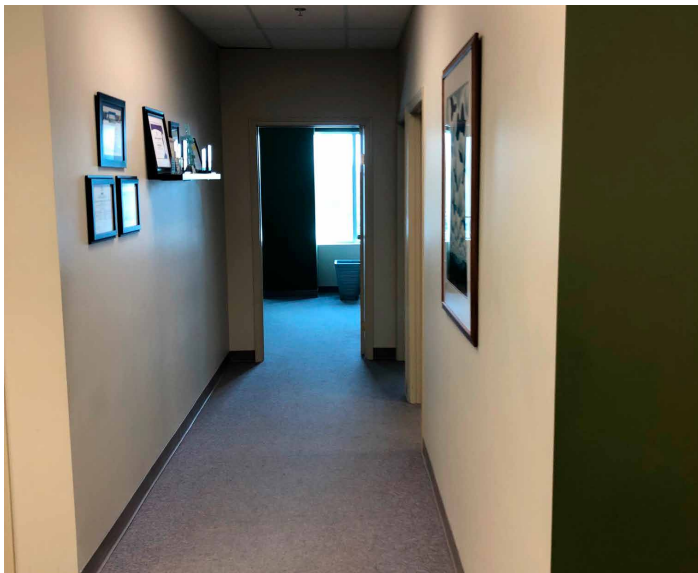
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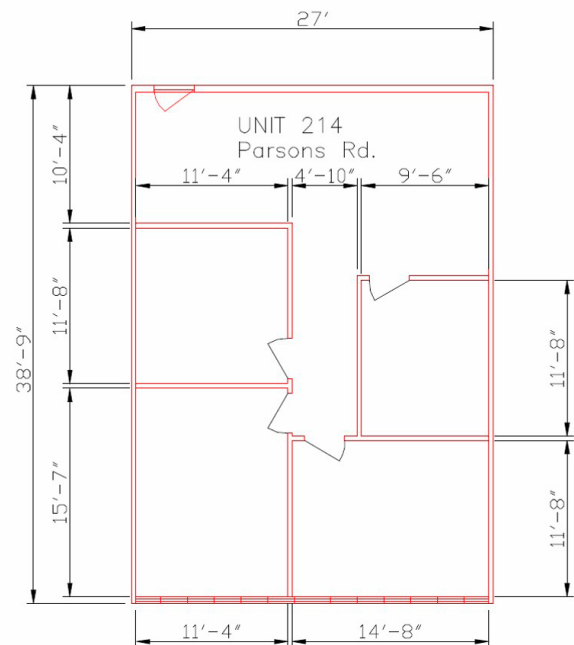
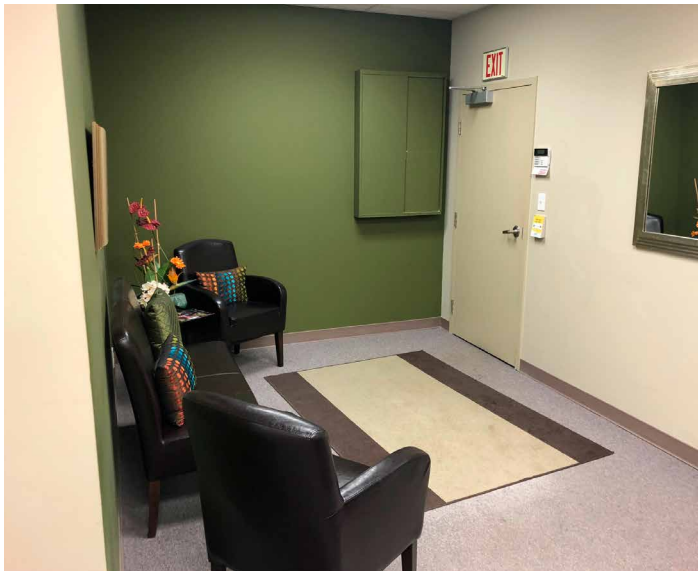
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### Additional Information:

SIZE	1,033 sq.ft.±
LEGAL DESCRIPTION	Plan 0122871, Unit 20
TYPE	Office
ZONING	IB
AVAILABLE	April 1, 2018
NET LEASE RATE	\$18.00/sq.ft./annum
OPERATING COSTS	\$9.47/sq.ft./annum (2017) Includes condo fees, property taxes, and insurance
CONDO FEES	\$306.50
SALE PRICE	\$295,000.00



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NAI Commercial Real Estate Inc.