

FOR SALE

PARSONS CENTRE

NAI Commercial



**PRICE
REDUCED!
NOW: \$1,689,000**

2907 ELLWOOD DRIVE SW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 5,250 sq.ft.± professionally developed office/warehouse space
- Four private offices, open work areas, boardroom/training room, kitchenette, storage/work areas
- 10'x14' grade level overhead door
- Corner unit with direct exposure to Ellwood Drive SW
- Convenient access to Parsons Road, Ellerslie Road, Gateway Blvd/Calgary Trail, and Anthony Henday Drive

KEVIN MOCKFORD
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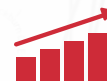
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15,200 VPD
PARSONS RD SW N OF ELLERSLIE RD SW



144,333
DAYTIME POPULATION



3.5%
ANNUAL GROWTH 2023 - 2033



39,721 **2,877**
EMPLOYEES BUSINESSES



\$4.2B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



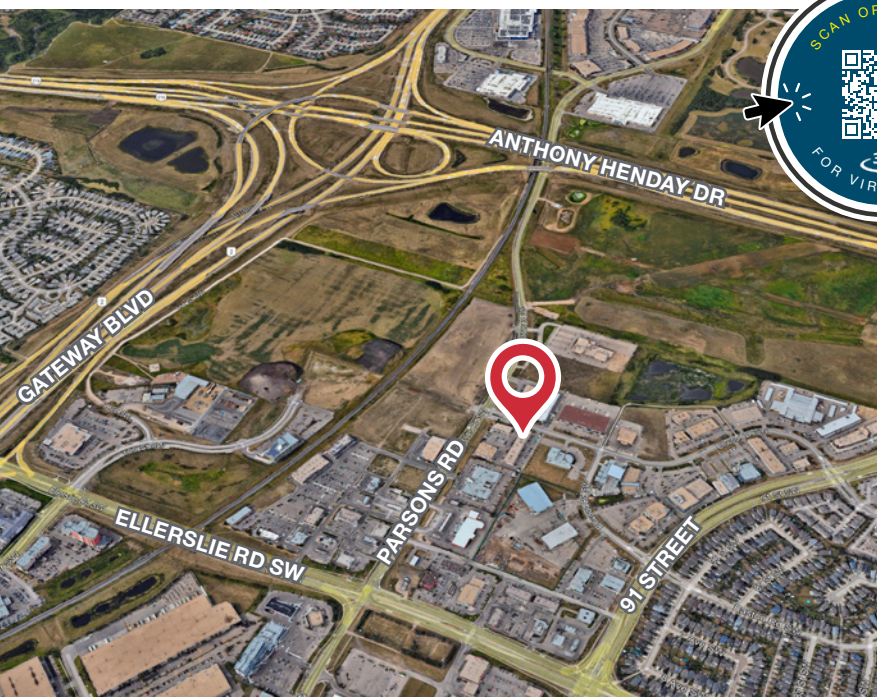
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ADDITIONAL INFORMATION

AREAS AVAILABLE	4,028 sq.ft.± main floor 1,222 sq.ft.± second floor 5,250 sq.ft.± total
LEGAL DESCRIPTION	Condominium Plan 0920863, Unit 18
ZONING	EIB (Ellerslie Industrial Business)
POSSESSION	Within 90 days
YEAR BUILT	2009
CEILING HEIGHT	20' clear
HEATING	Forced air
LOADING	10'x14' grade level
CONDO FEES	\$3.36/sq.ft./year (Based on main floor)
PROPERTY TAXES	\$34,494.24 (2023)
SALE PRICE	\$1,849,999 REDUCED TO \$1,689,000



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