



3308 Parsons Road

Edmonton, Alberta

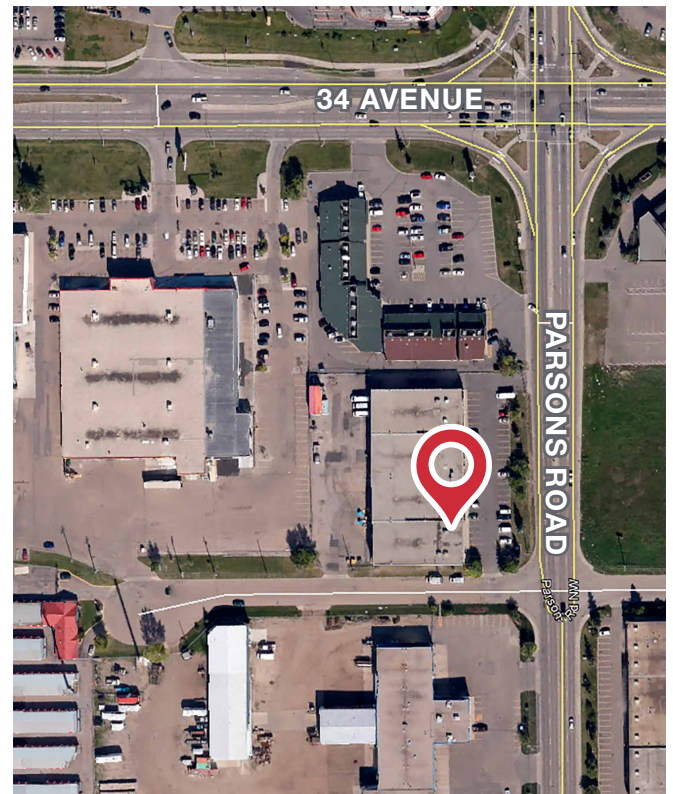
Property Features

- 3,917 sq. ft. (more or less) improved with air conditioned showroom (approx. 960 sq. ft.)
- Balance is open warehouse area with two washrooms
- Warehouse is serviced with two dock level doors
- 3 phase power
- 20' clear height
- T5 lighting in warehouse

Kevin Mockford

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For Lease
Showroom/Warehouse

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Additional Information:

Size: 3,917 sq. ft. (more or less)

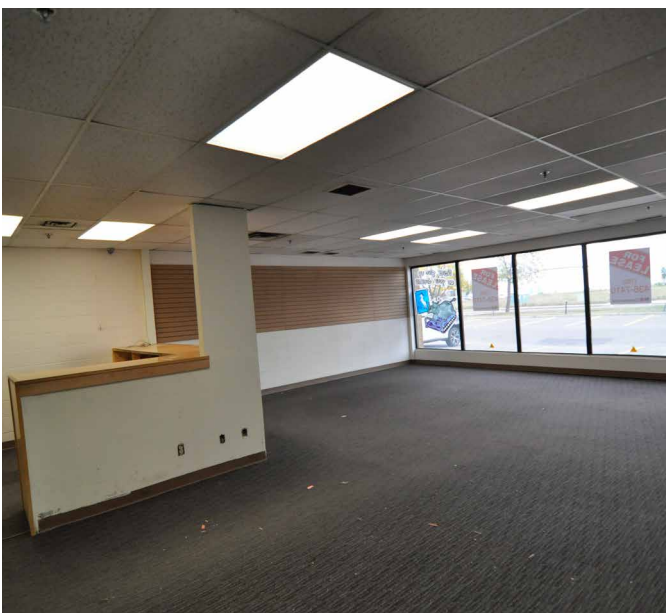
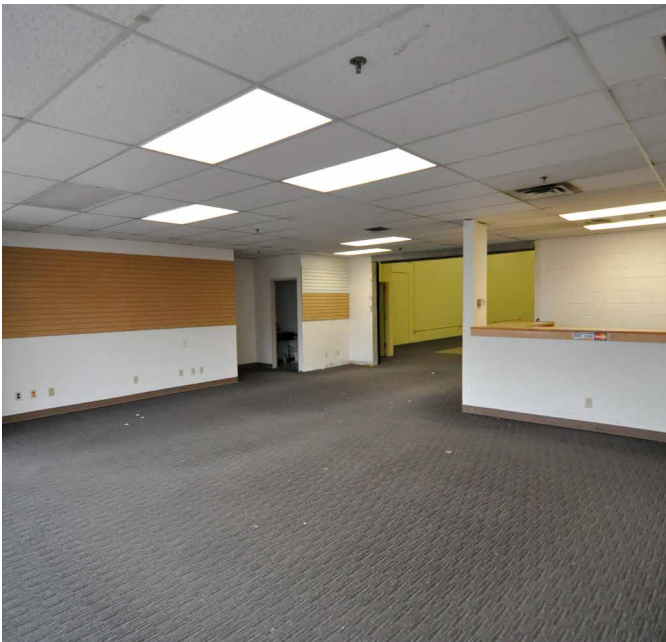
Legal description: Lot 17, Block 2, Plan 7920813

Occupancy: Immediate

Net lease rate: Starting at \$9.75/sq.ft./annum

Operating costs: \$5.40/sq.ft./annum plus GST (2020 budget) includes property taxes, building insurance, management, exterior maintenance and water.

Zoning: IB (Industrial Business District)



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