

**POSSESSION
READY**

Parsons Square

321 PARSONS ROAD, SW

**Romi Sarna
& Associates Maxwell Polaris**

📍 4107 99 Street Edmonton, AB T6E 3N4
☎ (780) 450-6300
✉ romi@romisarna.ca
🌐 www.romisarna.ca



**Commercial
Polaris**

Welcome to Parsons Square

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PARSONS SQUARE

Parsons Square is a brand new commercial retail development situated on Parsons Road SW. This site would be ideal for retail, restaurant, medical and office user looking for a customized space to suit their needs. This location provides high exposure of 19,000 VPD.



Ellerslie Road Adjacent
HWY 2/Gateway Blvd 2 min
Anthony Henday Drive 3 min

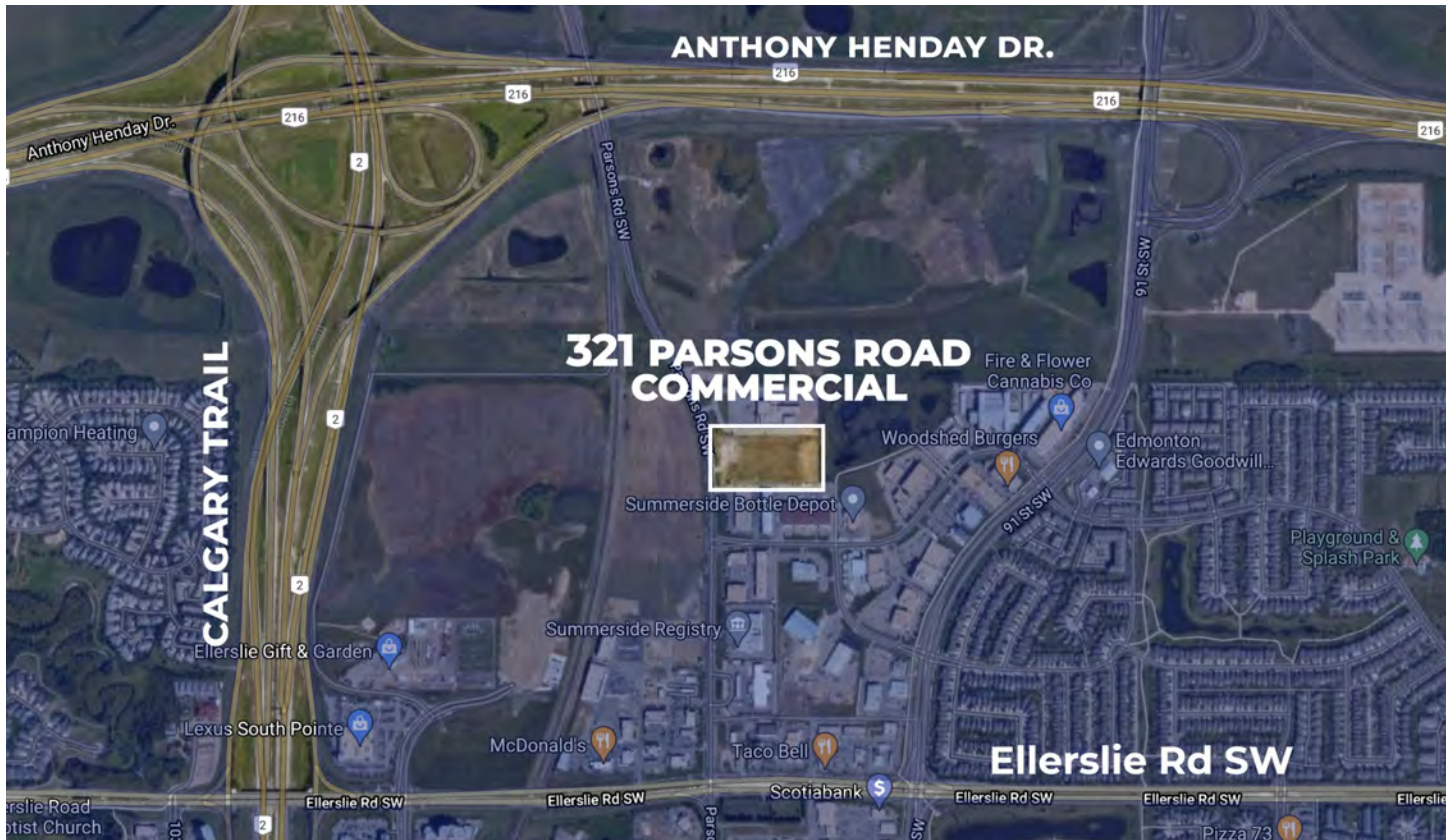


Primary Trade Area 135,592 (2019)
Avg. Household Income \$119,588

321 Parsons Road, SW

MAXWELL POLARIS COMMERCIAL

This disclaimer shall apply to Maxwell Polaris Commercial; to include all employees and independent contractors ("Maxwell"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Maxwell does not represent, warrant or guarantee the accuracy, correctness and completeness of the information.



ABOUT THE SITE

Located near South Edmonton Common, Ellerslie and Summerside neighborhood. Parson's Square will become the newest commercial retail hub of SW Edmonton. Close proximity to routes such as Ellerslie Road, Calgary Trail and Anthony Henday.

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■ Opportunity

TransactionType:	For sale/lease
Access:	321 Parsons Road SW, T6X 0W6
Legal:	Lot 10, Block 3, Plan 0525416
Neighbourhood:	Ellerslie Industrial
Community:	Ellerslie Community
Zoning:	Ellerslie Industrial Business Zone (EIB)
Year built:	2024
Parking:	145 stalls
Sale rate:	Building # 1 -\$500.00 PSF (Possession Q1 2026) Building # 2 - \$500.00 PSF (Possession Ready) Building # 3- \$500.00 PSF (Possession Ready) Building # 4- \$525.00 PSF (Possession Ready) Building # 5- Lease Only (Possession Ready)
Mainfloor lease rate (base):	Starting at \$40.00 Sq. Ft./annum
Subject Sq. Ft.:	Multiple bay sizes
Purchase:	Condo fees \$4.50/Sq. Ft./annum (2023 estimate) Includes maintenance, insurance and management fees
Lease:	Operating cost: \$14.00, PSF/annum (2023 estimate) includes proportionate share of property taxes, common area, maintenance, insurance, and management fees.

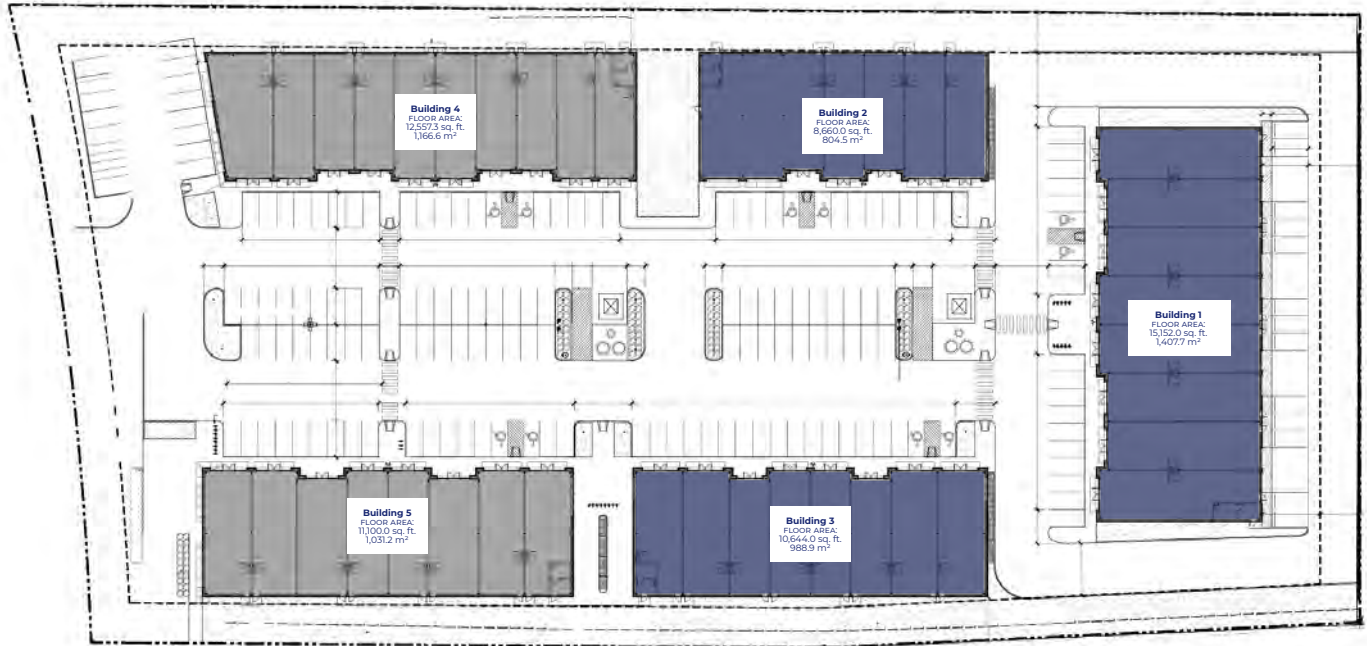
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Site Plan

Parsons Road →



Available Areas:

Building 1: Up to 15,152.0 Sq. Ft.

Building 2: Up to 8,660.0 Sq. Ft.

Building 3: Up to 10,644.0 Sq. Ft.

Building 4: Up to 12,557.3 Sq. Ft.

Building 5: Up to 11,100 Sq. Ft.

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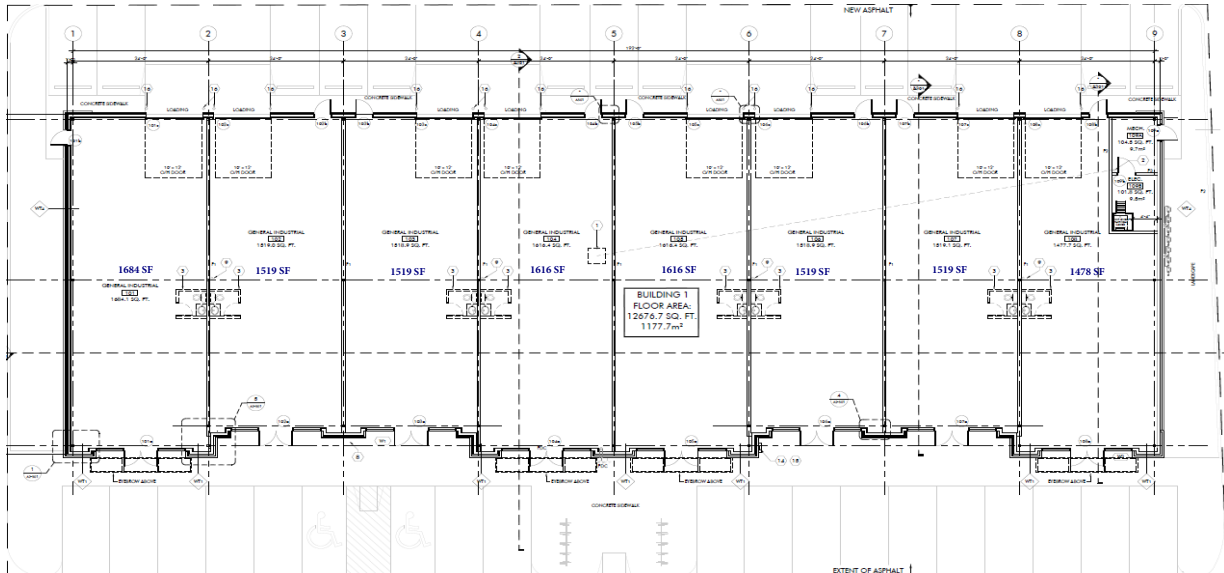
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Building 1



FLOOR PLAN



321 Parsons Road, SW

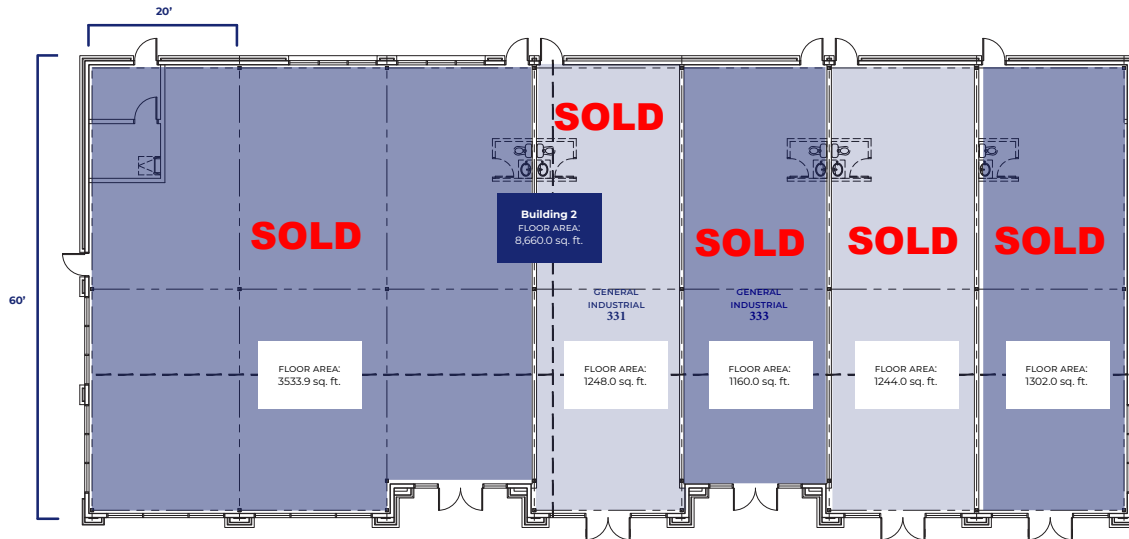
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■ Building 2



FLOOR PLAN



321 Parsons Road, SW

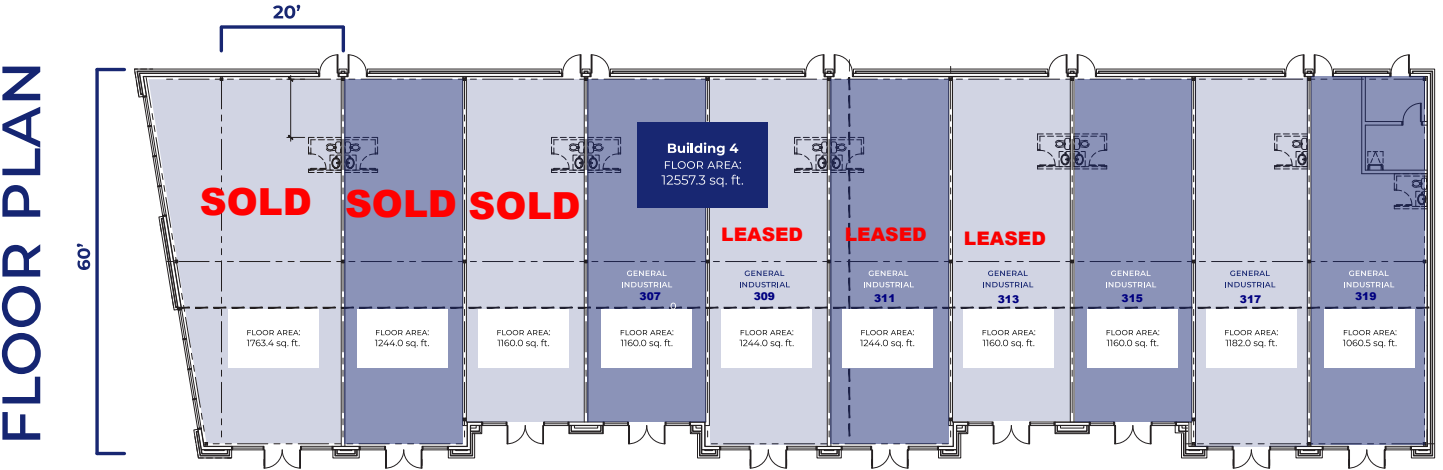
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■ Building 4



321 Parsons Road, SW
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A wide-angle rendering of a modern retail building at dusk. The building features a mix of grey brick and dark panels. Large glass windows and doors are illuminated from within, showing interior spaces like a cafe and a grocery store. Exterior signage includes the word "SIGNAGE" in large white letters above the windows and a "links" logo in a green and yellow sign. Several cars are parked in the lot, and people are walking around, giving a sense of activity.



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