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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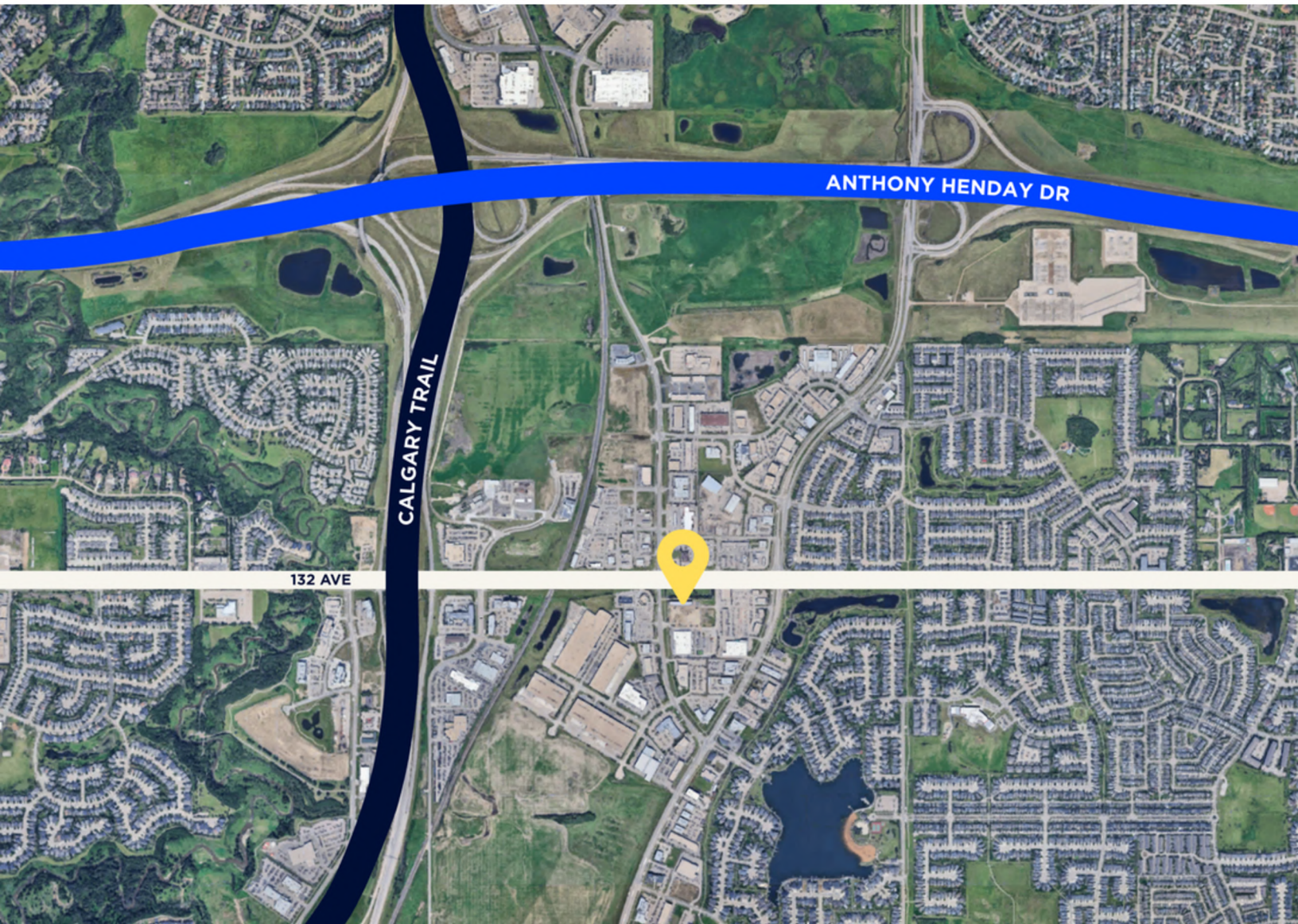
RE/MAX Excellence RE/MAX COMMERCIAL

PROPERTY DETAILS

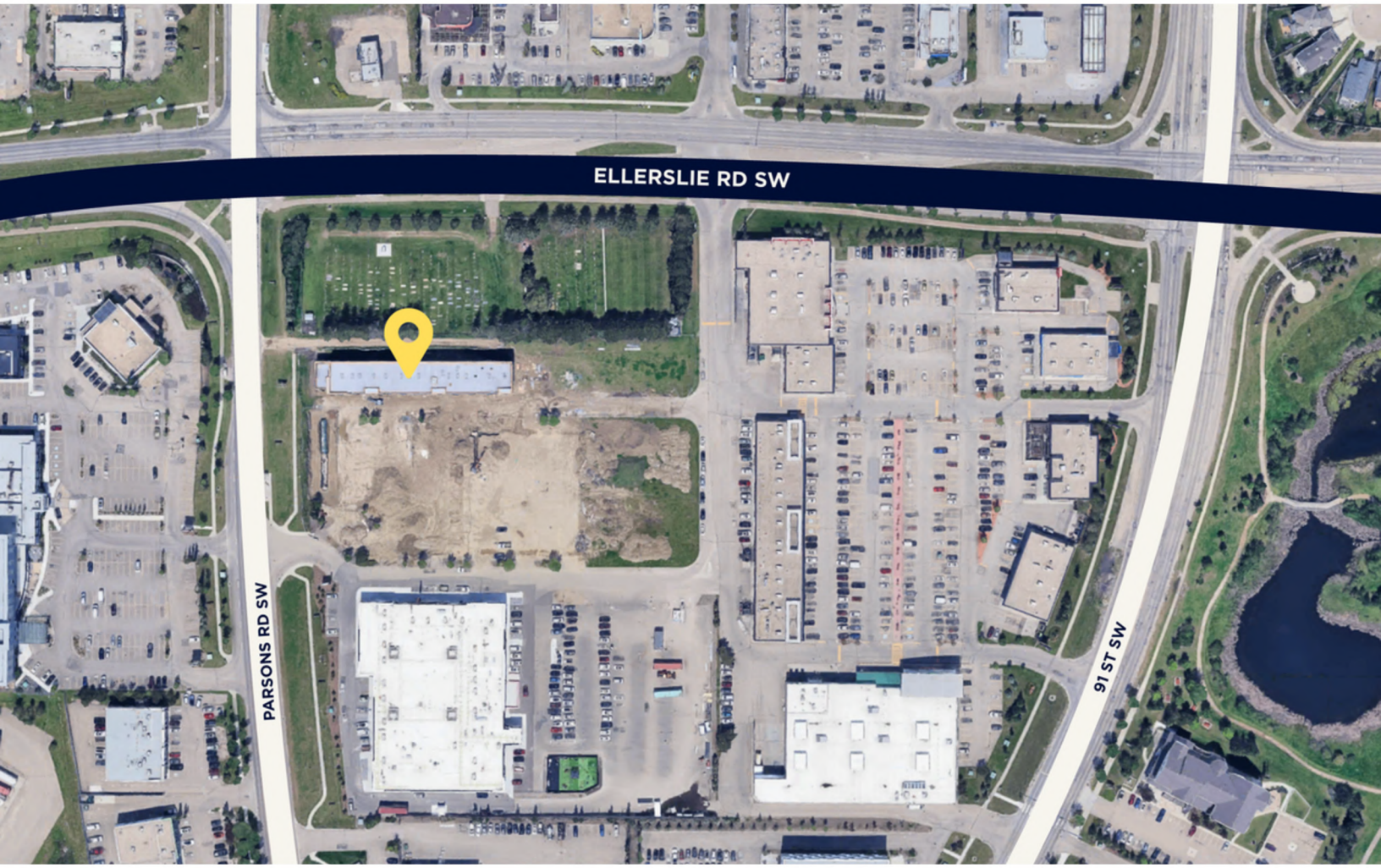
Municipal Address	947-949 Parsons Road SW Edmonton AB
Legal Address	Plan 2520670; Units 39 and 38
Zoning	General Commercial (CG)
Sizes	Unit 949: ± 1,395 SF Unit 947: ±1,029 SF
Base Rent	Starting at $38.00 PSF
Common Area Expenses	7.50 PSF (Exclude Property Taxes)
Lease Term	5 years minimum
Possession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



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