

# \$1,000,000 - 3208 Parsons Road, Edmonton

MLS® #E4391098

**\$1,000,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Parsons Industrial, Edmonton, AB

**PREMIUM MEDICAL BUILD-OUT!** Featuring a large reception and waiting area, office, 6 exam rooms all with power and plumbing for dental or medical uses, an x-ray room as well as several storage, prep and staff areas on the main floor. The second floor has two offices, a boardroom and a washroom, plus skylights in the ceiling. The building has ample parking in front and in the rear, with exposure and prominent signage to Parsons Road. Potential for a small renovation to convert to office use!

Built in 2002

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4391098    |
| Price      | \$1,000,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2002        |
| Type       | Office      |
| Status     | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3208 Parsons Road  |
| Area        | Edmonton           |
| Subdivision | Parsons Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |



3208 Parsons Rd NW, Edmonton, AB

Main Floor Exterior Area 2406.75 sq ft  
Interior Area 3261.90 sq ft



0 6 12 ft

PREPARED: 2024/09/25

White regions are excluded from total floor area in KSLIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Province AB  
Postal Code T6N 1M2

### **Exterior**

Exterior Block  
Construction Block

### **Additional Information**

Date Listed June 5th, 2024  
Days on Market 302  
Zoning Zone 41

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Listing information last updated on April 2nd, 2025 at 9:31pm MDT