

# \$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 3261.50 sq ft



0 6 12 ft

PREPARED: 2024/06/25

While 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 | 318            |
| Zoning         | Zone 41        |

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Listing information last updated on April 19th, 2025 at 12:02am MDT