

\$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 | 376 |
| Zoning | Zone 41 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:02am MDT