

**FOR SALE**

**CUSHMAN &  
WAKEFIELD**  
Edmonton

# 2950 PARSONS RD, EDMONTON

## OWNER-USER INVESTMENT OPPORTUNITY



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2950 Parsons Rd, Edmonton

# PROPERTY HIGHLIGHTS

Located along highly visible Parsons Road in South Edmonton, this 18,605 SF professional office building offers modern exterior and interior upgrades and is ideal for an owner/user investor looking to occupy ±2,000 - 5,623 SF. The property features quality office build-outs, 52 paved surface parking stalls, and excellent exposure with potential for additional signage revenue. Tenants benefit from convenient access to major arterial routes including Highway 2 and Anthony Henday Drive, as well as nearby walking trails, parks, and public transit. South Edmonton Common is less than a five-minute drive, providing a full range of retail and dining amenities. This is an ideal opportunity in a high-growth commercial corridor for both investors and owner-user

**Municipal Address** 2950 Parsons Road, Edmonton, Alberta

**Legal Description** Plan 760158, Block 2, Lot 18

**Zoning** Business Employment (BE)

**Land Size** 0.81 Acres

**Property Type** Office

**Building Size** 18,605 SF

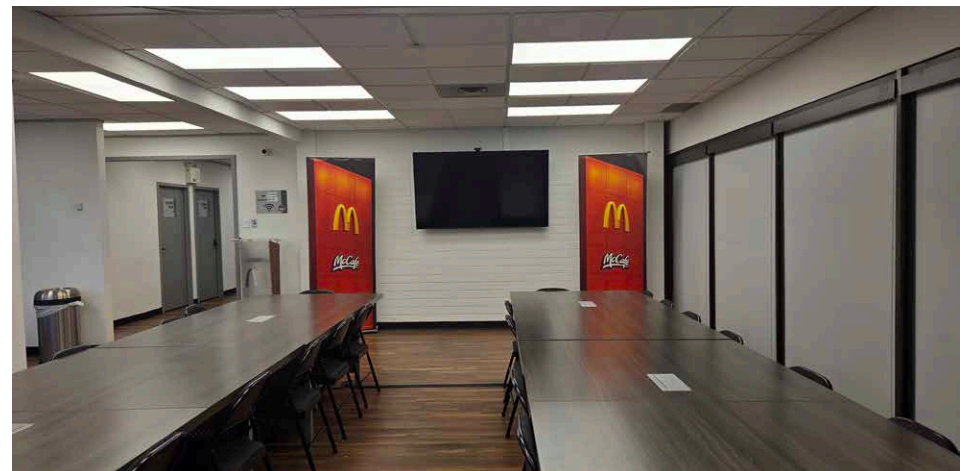
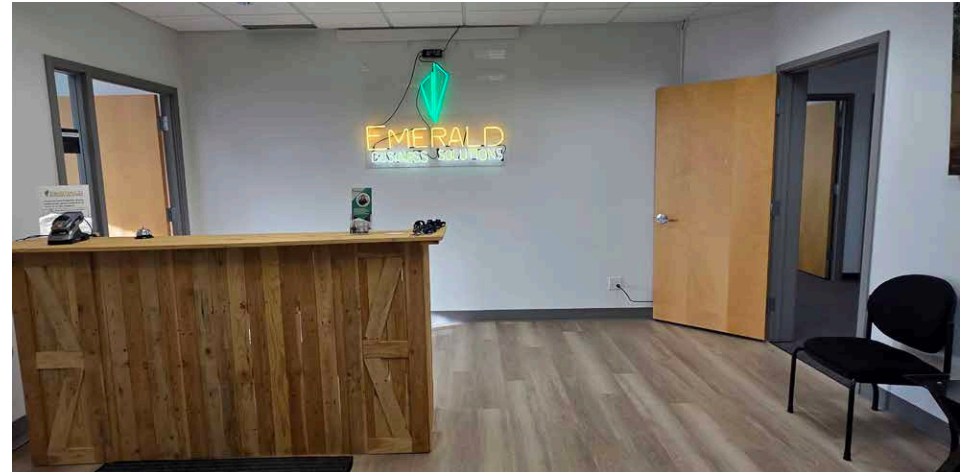
**Building Age** 1980

**Property Taxes** \$95,758.60 (2025)

**Parking** 52 paved surface stalls

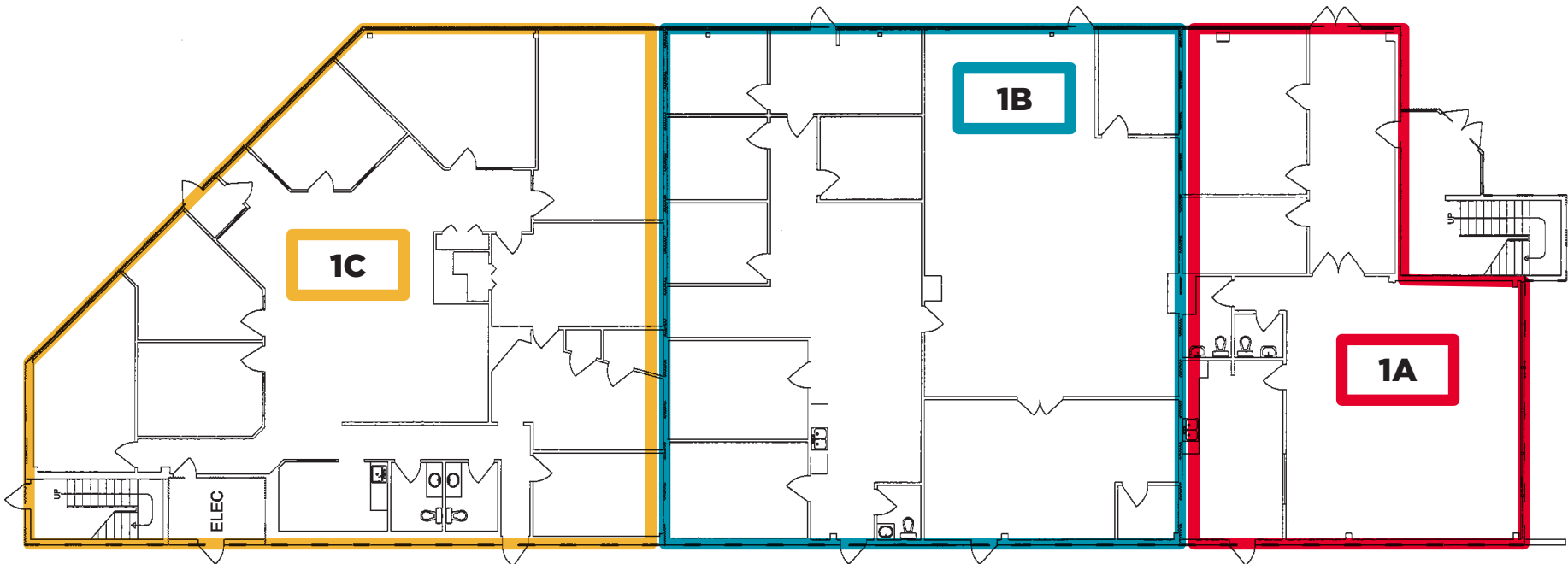
**NOI & Rent Roll** Contact Agents for Details

**LIST PRICE** **\$3,025,000**



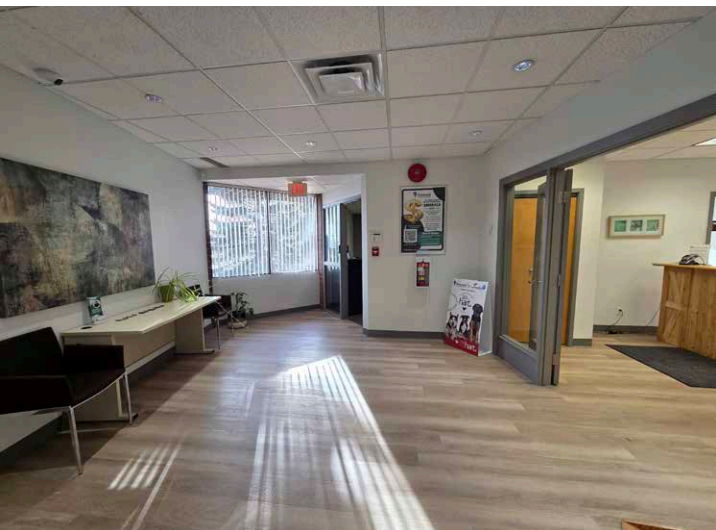
# MAIN FLOOR PLAN

## 9,136 SF



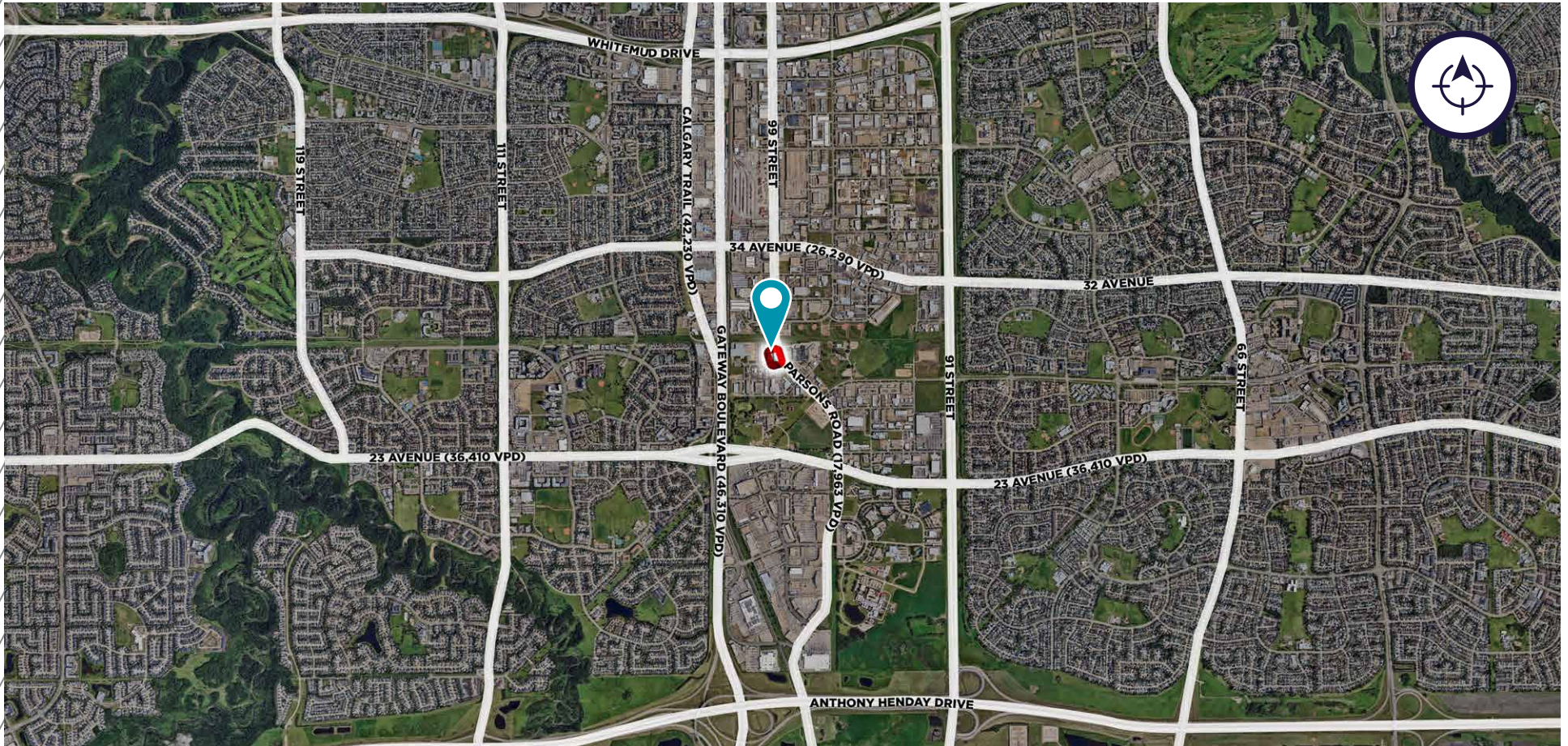
- 1A, 2958, Sangha Operating Group Inc. - 2,001 SF
- 1B, 2962, Vacant - 3,623 SF
- 1C, 2970, Franciscan Sisters of the Atonement of Alberta - 3,512 SF





2950 Parsons Rd, Edmonton

# AERIAL & DEMOGRAPHICS



## HOUSEHOLDS

1KM	3KM	5KM
1,237	20,625	62,004



## POPULATION

1KM	3KM	5KM
3,184	53,678	166,473



## AVERAGE INCOME

1KM	3KM	5KM
\$113,393	\$115,889	\$130,009



## VEHICLES PER DAY

Parsons Road: 17,930 VPD  
Gateway Blvd: 46,310 VPD