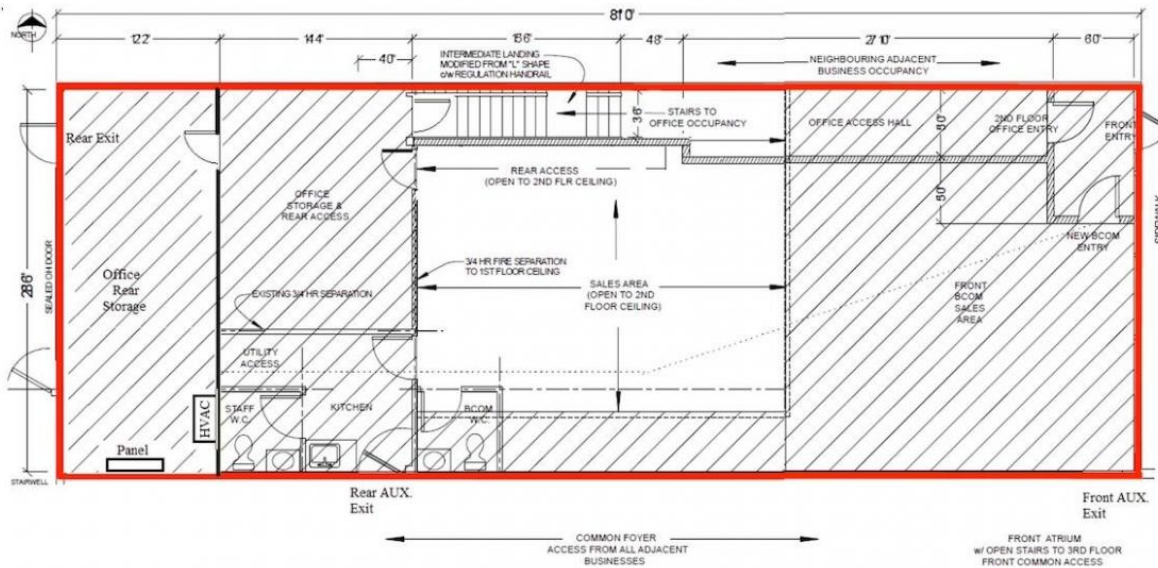




Edmonton Alberta

\$849,900

Exceptional multi-tenant commercial condo opportunity on Parsons Road in a highly sought-after complex with excellent access to major transportation routes throughout South Edmonton. This versatile property offers outstanding investment potential with opportunities to increase rental income while also being ideal for owner-occupiers seeking a strategic business location. The flexible layout accommodates a wide range of uses, including retail, office, professional services, educational, and commercial operations. The property features a total of three bathrooms, kitchen area, private office space, an open-concept floor plan, secure building access, and exclusive access to a beautifully maintained common-area atrium. The current configuration includes 2,200 sq. ft. on the main floor occupied by a grocery and general store, and a 1,600 sq. ft. upper mezzanine with a separate entrance currently utilized as a professional learning and educational facility. Additional highlights include storefront exposure with prominent signage opportunities, rear overhead loading door access, four dedicated parking stalls, affordable condominium fees, and recent capital improvements including a new roof in 2022 and a new HVAC system in 2023. A rare opportunity to acquire a high-exposure commercial asset in one of South Edmonton's most desirable business corridors, offering exceptional value for investors and owner-users alike. Please note that certain marketing images may be AI-enhanced or digitally altered for illustrative purposes to showcase potential layouts, space utilization, and building features. Taxes \$18,928 per year Condo Fees \$733 per month (id:6769)

Listing Presented By:



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Realty Focus

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