

FOR SALE

**PARSONS ROAD/23RD AVE
REDEVELOPMENT SITE**

23 AVENUE

29,900
VEHICLES PER DAY

PARSONS RD

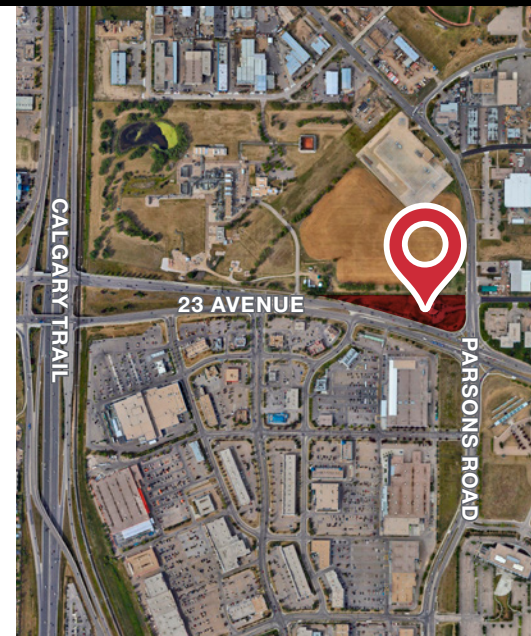
21,300
VEHICLES PER DAY

2308 PARSONS ROAD
EDMONTON, ALBERTA

**2.97 ACRES OF PRIME
COMMERCIAL DEVELOPMENT LAND**

PROPERTY HIGHLIGHTS

- High profile redevelopment site consisting of 2.97 acres± with over 1,000 feet of direct frontage to 23rd Avenue
- Marquee South Edmonton location on the intersection of Parsons Road and 23rd Avenue with exposure to over 51,200 vehicles per day (City of Edmonton, 2022)
 - Directly adjacent to South Edmonton Common, one of North America's largest open-air retail developments consisting of over 2.5 million square feet of shopping, dining and entertainment experiences
- Flexible zoning targeting a wide range of commercial and light industrial development possibilities
- Potential for multiple access points including directly off 23rd Avenue
 - Unparalleled access to Calgary Trail/Gateway Boulevard (Hwy 2) and Anthony Henday Drive
- Existing building on site (approx. 7,000 sq.ft.±); **Note:** Please do not approach existing Tenant directly – Inquire only with listing agent for more information



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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2308 PARSONS ROAD
EDMONTON, ALBERTA

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PARSONS ROAD/23RD AVE
REDEVELOPMENT SITE



PRIME LOCATION WITH EXCEPTIONAL EXPOSURE



OVER 1,000 FEET OF FRONTAGE TO 23RD AVE



FLEXIBLE ZONING WITH NUMEROUS POSSIBILITIES



KEY DEMOGRAPHICS

WITHIN A 5KM RADIUS OF THE SITE



168,545
POPULATION
IN
THE AREA
(2023)



2.9%
ANNUAL
POPULATION
GROWTH
(2023-2033)



75,619
DAYTIME
EMPLOYEES
IN THE
AREA



\$110,707
AVERAGE
HOUSEHOLD
INCOME

SOURCED FROM 2023 COSTAR DEMOGRAPHICS (5KM)

7299-A MP24



2308 PARSONS ROAD EDMONTON, ALBERTA

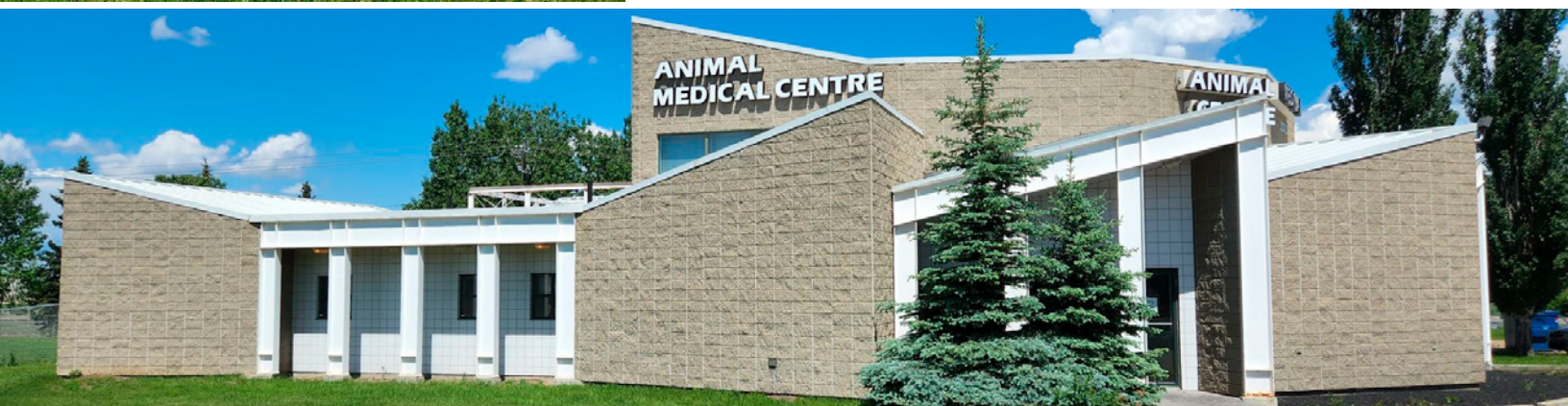
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ADDITIONAL INFORMATION

MUNICIPAL ADDRESS	2308 Parsons Road
LEGAL DESCRIPTION	Plan 8522101, Block 16, Lot 1
SITE AREA	2.97 acres±
ZONING	DC2 (316) – Site Specific Development Control Provision
PROPERTY TAXES	\$55,943.00 (2024 estimate)
SALE PRICE	\$6,200,000



DC2 (316) ZONING	
PERMITTED USES	
Major and Minor Eating and Drinking Establishments	Drive-in Food Services
Professional, Financial and Office Support Services	Equipment Rentals
Convenience Retail Stores	Greenhouses and Plant Nurseries
Personal Service Shops	Limited Contractor Services
Gas Bars	Major Amusement Establishments
Health Services	Major and Minor Service Stations
Indoor Participant Recreation Services	Veterinary Clinics
General Industrial Uses	Outdoor Participant Recreation
Warehouse Sales	Rapid Drive-through Vehicle Services
Automotive and Equipment Repair Shops	Mobile Catering Services
Business Support Services	Fleet Services
Religious Assembly	Recycling Depots
Animal Hospital and Shelter	Spectator Entertainment Establishments
Broadcasting and Motion Picture Studios	Custom Manufacturing
Convenience Vehicle Rentals	Auctioneering Establishments
Cremation and Interment Services	Automotive and Minor Recreational Vehicle Sales/Rentals



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