

**AVISON  
YOUNG**

**FOR SALE OR LEASE**

# Karst Building

1420 Parsons Road SW, Edmonton, Alberta



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information**

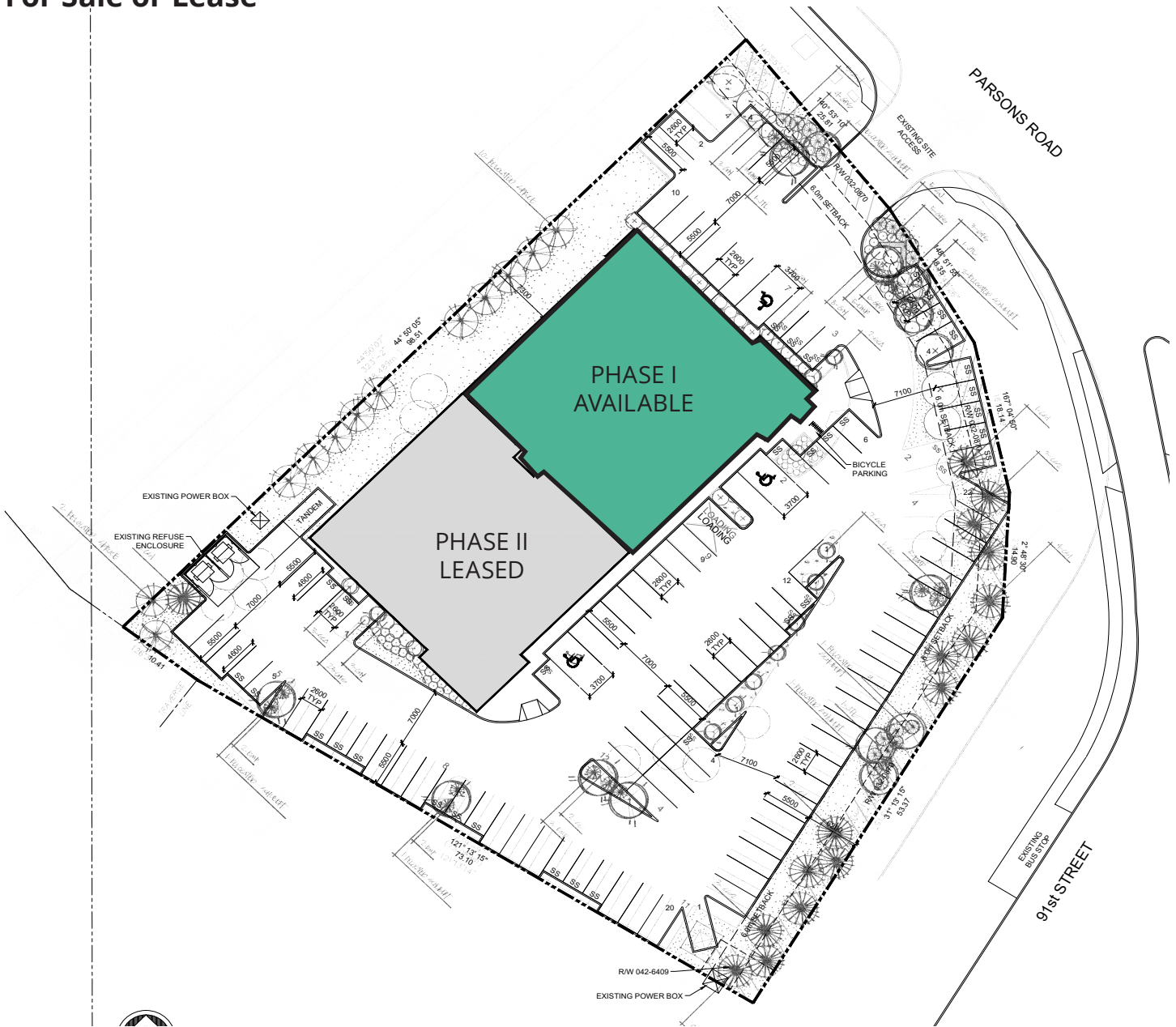
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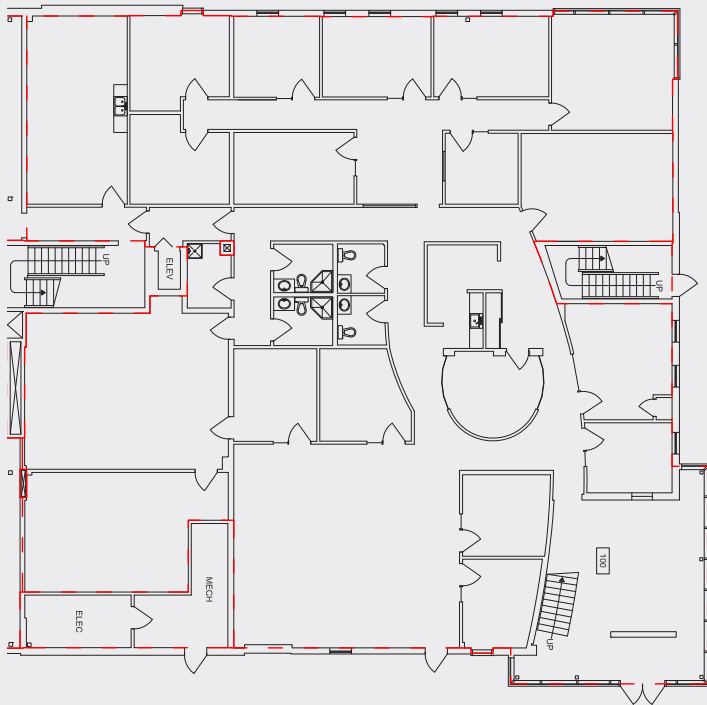
## Sale Summary

Buidling Size:	27,963 sf
Site Size:	65,437 sf
Sale Price:	\$6,400,000.00
Property Taxes:	\$6.65 psf (2023)
Year Built:	Phase I: 2004 Phase II: 2009
Existing Income:	Call agent for details

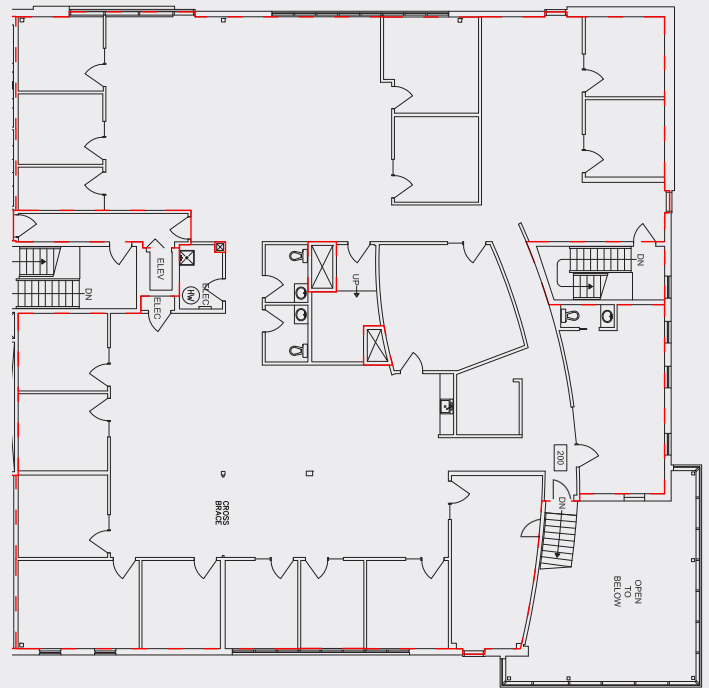
## Lease Summary

Area Available:	Up to 14,085 sf
Base Rent:	Market
Additional Rent:	\$14.00 psf (Includes utilities)
Parking:	3.9/1,000 sf Surface stalls, free of charge
Zoning:	EIB - Ellerslie Industrial

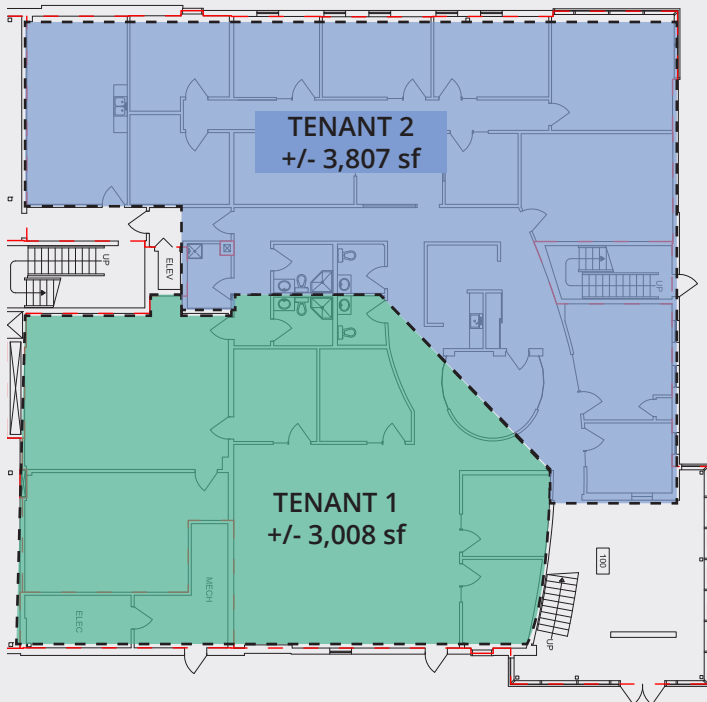
Main Floor: 7,430 sf



Second Floor: 6,655 sf



Main Floor: Demising Options



Second Floor: Demising Options

