

FOR LEASE

203, 5025 PARKWOOD ROAD
BLACKFALDS, AB



SALOMONS
COMMERCIAL

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About the Property

Now available for lease, this 1,013 SF second-floor corner office offers a bright, modern workspace in a well-established professional building on Parkwood Road, just east of Highway 2A in Blackfalds. Large north- and east-facing windows flood the unit with natural light, creating an inviting work environment throughout the day.

The space features attractive plank flooring and a wide-open, flexible layout that can be customized to accommodate a variety of professional, office, wellness, or service-based users. Elevator access and shared common area washrooms provide added convenience for both staff and clients.

Join a thriving professional tenant mix that includes Blackfalds Veterinary Hospital, Alpen Dental, and Active Edge Muscle Therapy. Positioned along the Highway 2A corridor, the property benefits from excellent visibility and easy access, with customer parking at the front of the building and dedicated staff parking at the rear.

LEGAL DESCRIPTION

Plan 9925751, Block 2, Lots 8-9

UNIT SIZE

1,013 SF

LOCATION

Blackfalds

ZONING

C2 - Commercial Highway

LEASE RATE

\$14.90 PSF

ADDITIONAL RENT

\$14.00 PSF (utilities included)

MONTHLY RENT

\$2,439.64 + GST

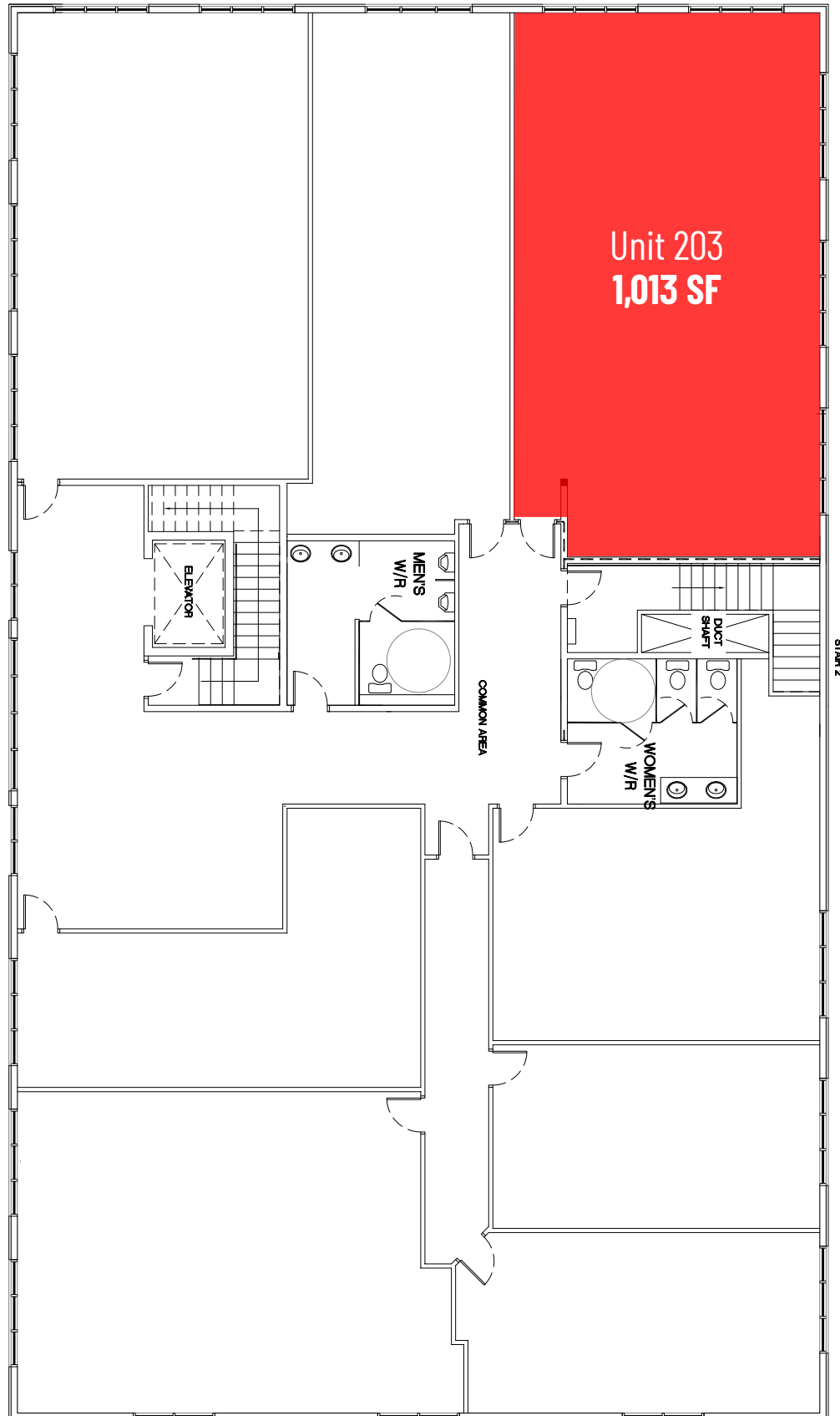
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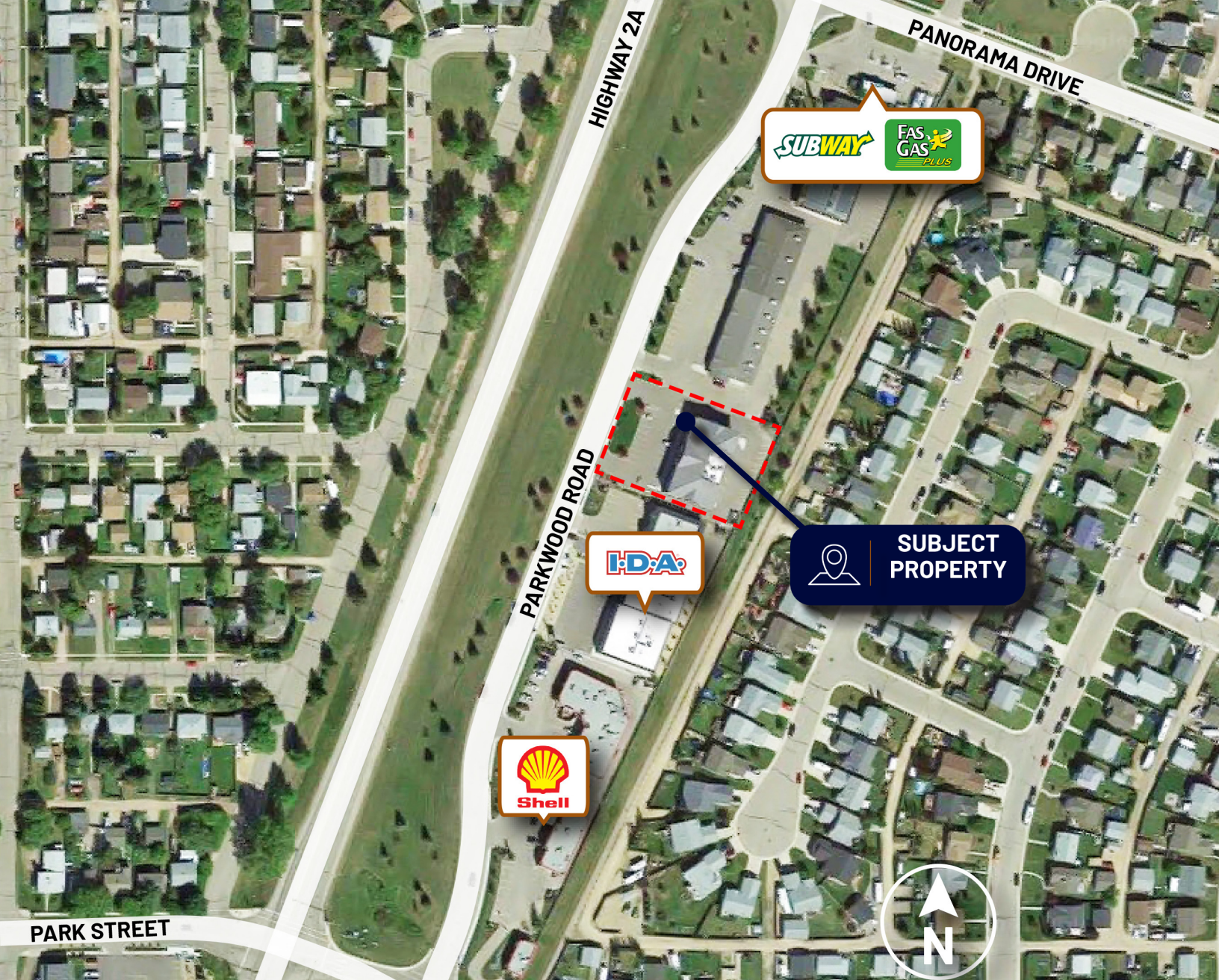
Negotiable

Unit 203



Second Floor Plan





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