

FOR SALE

NAI Commercial

FULLY LEASED INVESTMENT PROPERTY



6936-40 ROPER ROAD | EDMONTON, AB | BRIDGEWATER BUSINESS PARK

PROPERTY HIGHLIGHTS

- **6.5% Cap Rate**
- **Existing Tenant in place for 25 years**
- **New lease renewal term until 2030**
- **Net Operating Income: \$103,320**
- Located at Roper Road, with access to 75th Street, 50th Street and Whitemud Drive
- Close proximity to the Davies LRT Station, part of the Valley Line extension
- Building signage available above the main entrance
- 128 parking stalls on site
- Features large windows

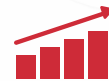
JULIE LAM

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Mill Creek

140,368
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2033



94,729
EMPLOYEES

7,265
BUSINESSES



\$3.98B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



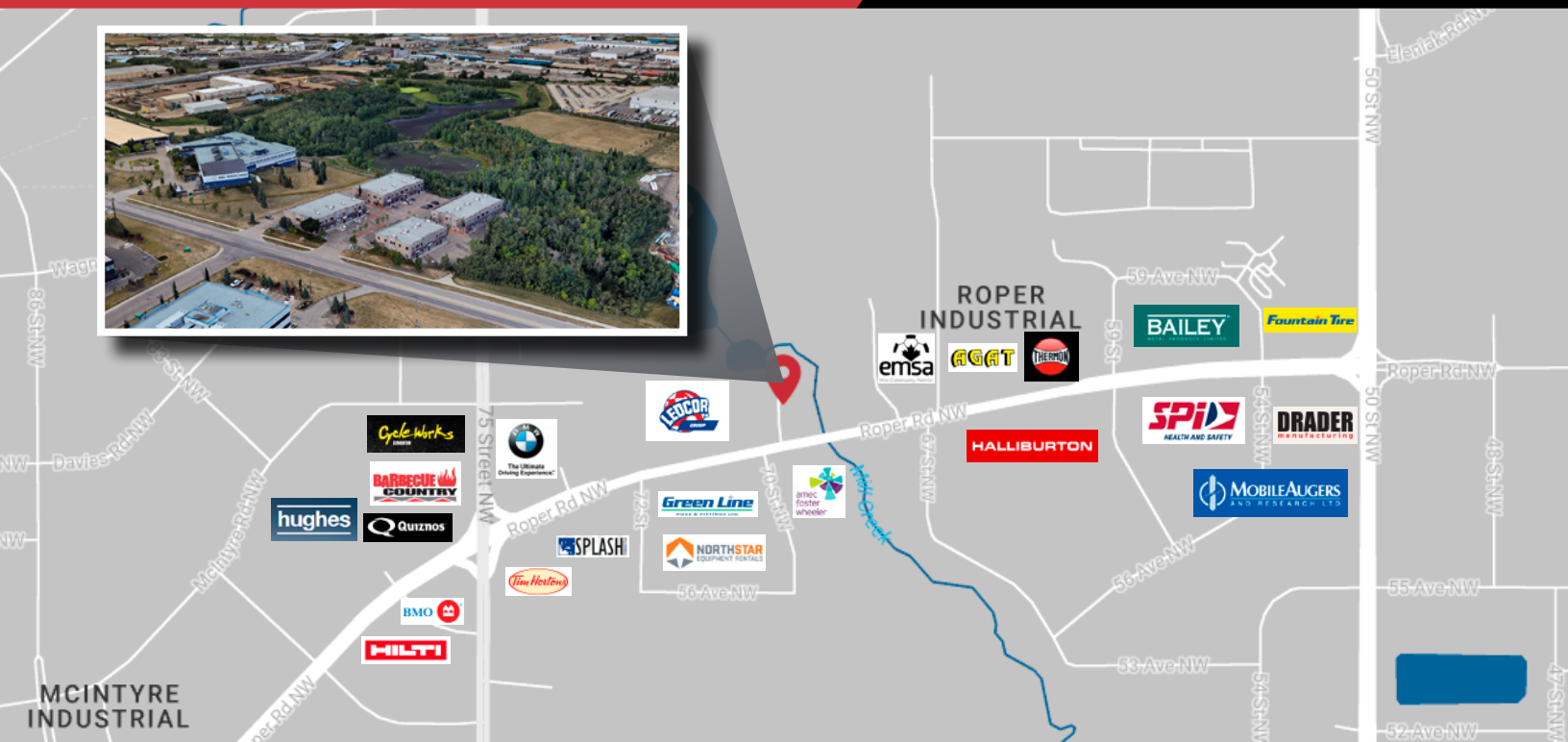
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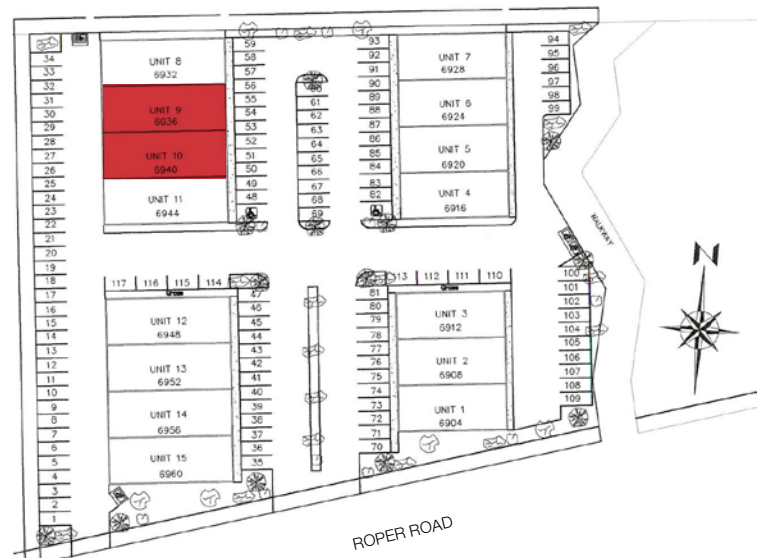


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ADDITIONAL INFORMATION

SIZE	5,180 sq.ft. office 2,200 sq.ft. warehouse 7,380 sq.ft. total
LEGAL DESCRIPTION	Units 9 & 10, Plan 0121405
ZONING	Business Employment (BE)
YEAR BUILT	2002
PARKING	12 designated parking stalls (6 stalls per bay)
AVAILABLE	Immediately
NET OPERATING INCOME	\$103,320 (current income for both units)
LEASE EXPIRY	January 31, 2030
SALE PRICE	\$1,600,000
PROPERTY TAXES (2024)	6936: \$23,181.66 6940: \$22,705.33

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