

FULLY LEASED



69 STREET AND ROPER ROAD | EDMONTON, AB | OFFICE/WAREHOUSE BAYS

PROPERTY HIGHLIGHTS

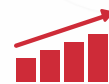
- Fully Leased Investment Portfolio
- Long term tenants in place since 2002
- Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive
- Close proximity to future Davies LRT Station, part of the Valley Line extension
- Building signage available over main door entrance
- 128 parking stalls on site
- Large windows

JULIE LAM

Senior Associate
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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



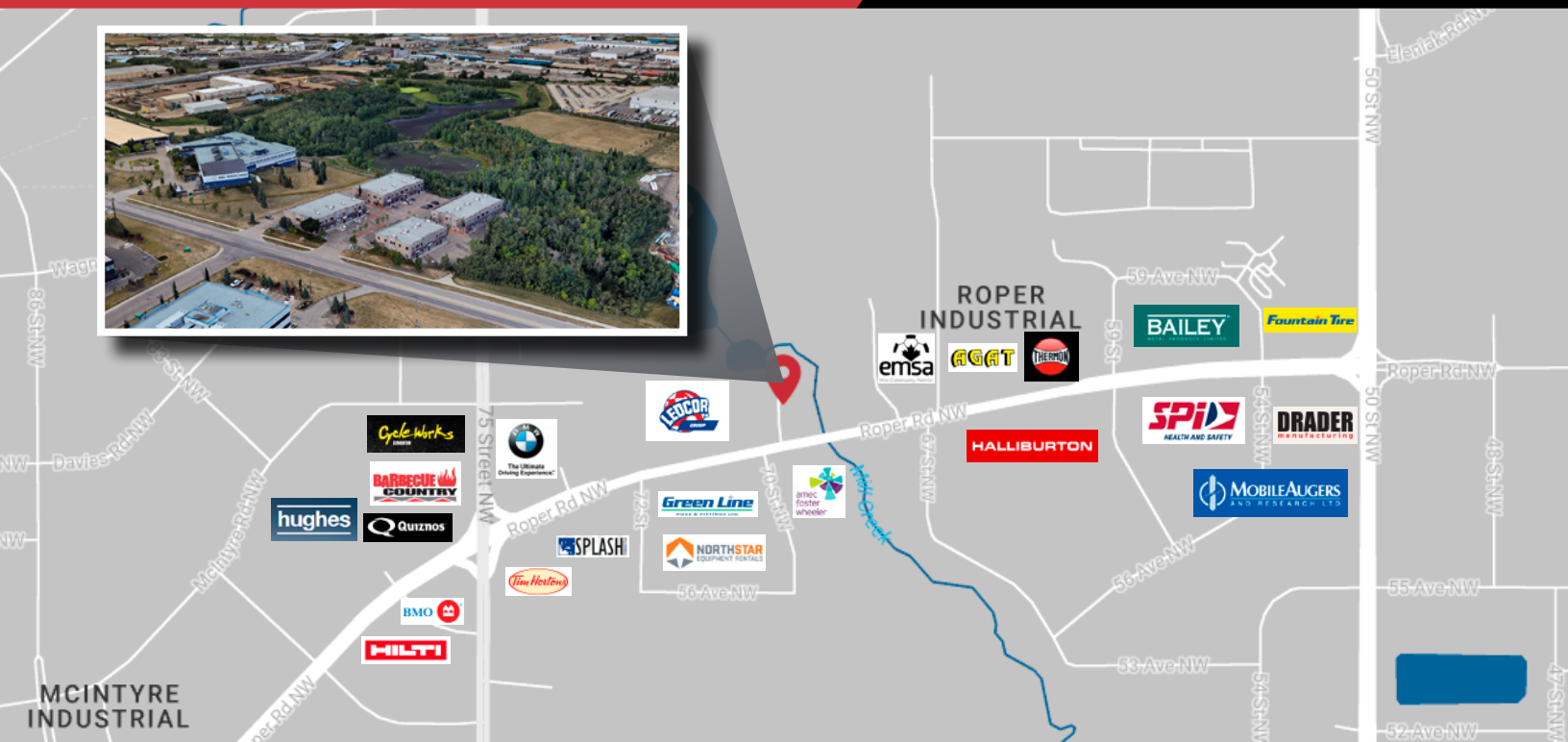
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

UNITS	UNIT	ADDRESS	SIZE	TYPE	PROPERTY TAXES (2023)
	Unit 3	6912 Roper Road	4,200 sq.ft.±	Office bay	\$23,897.58
	Unit 5	6920 Roper Road	4,200 sq.ft.±	Office bay	\$23,897.58
Tenants in place since 2002	Unit 9	6936 Roper Road	5,280 sq.ft.±	Office	\$21,487.01
	Unit 10	6940 Roper Road	2,100 sq.ft.±	Warehouse	\$21,107.69
LEGAL DESCRIPTION	Units 3, 5, 9, & 10; Plan 0121405				
ZONING	IB (Industrial Business)				
YEAR BUILT	2002				
PARKING	128 stalls on stie				
LEASE EXPIRES	2025-2027				
CONDO FEES	\$525/month (including GST) per unit				
NET OPERATING INCOME	\$212,520				
SALE PRICE	\$3,250,000				

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