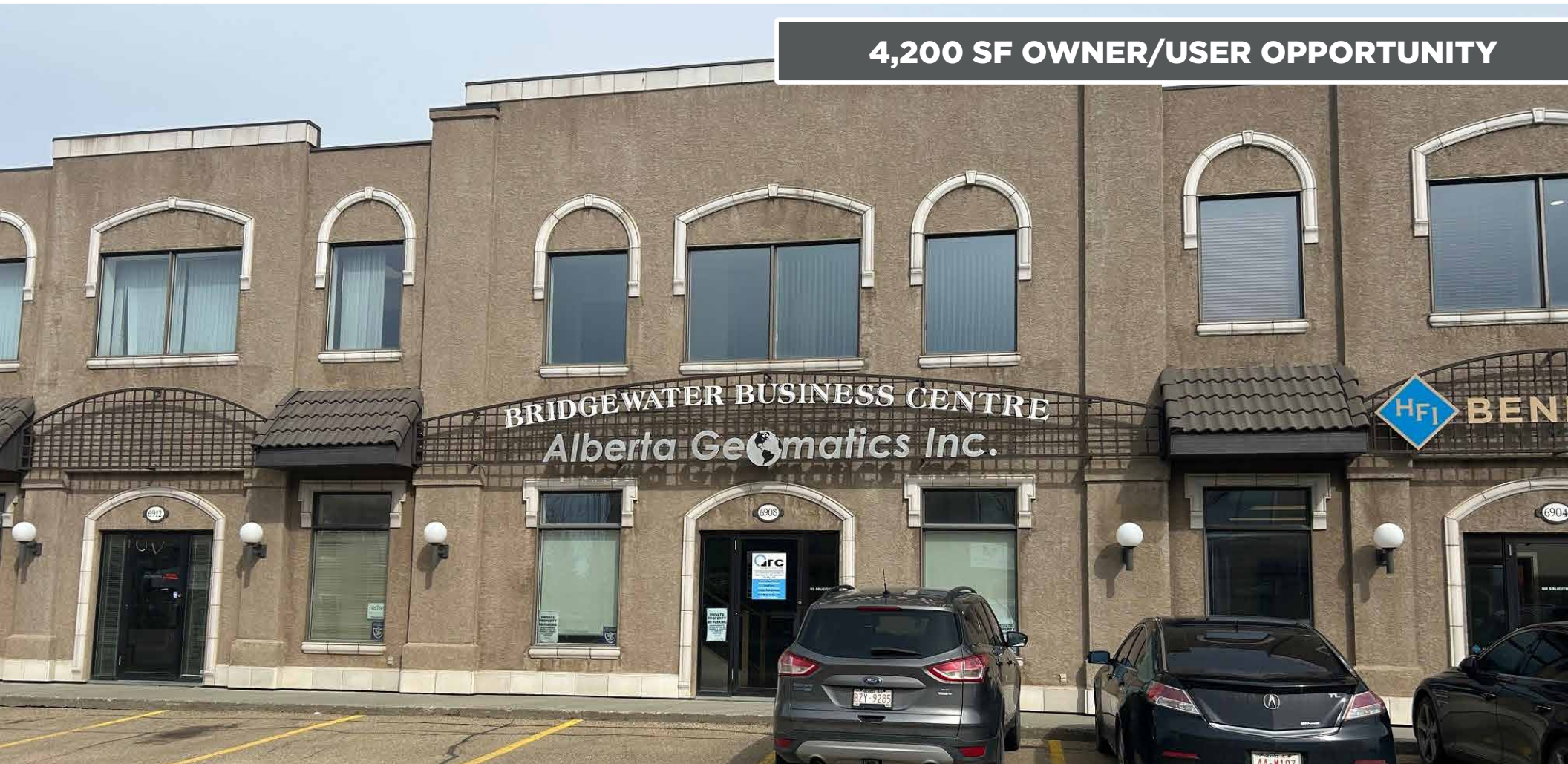


FOR SALE OR LEASE

BRIDGEWATER BUSINESS PARK

6908 Roper Road, Edmonton, AB

4,200 SF OWNER/USER OPPORTUNITY



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2025

Shane Asbell
Partner
780-993-0082
shane.asbell@cwedmonton.com

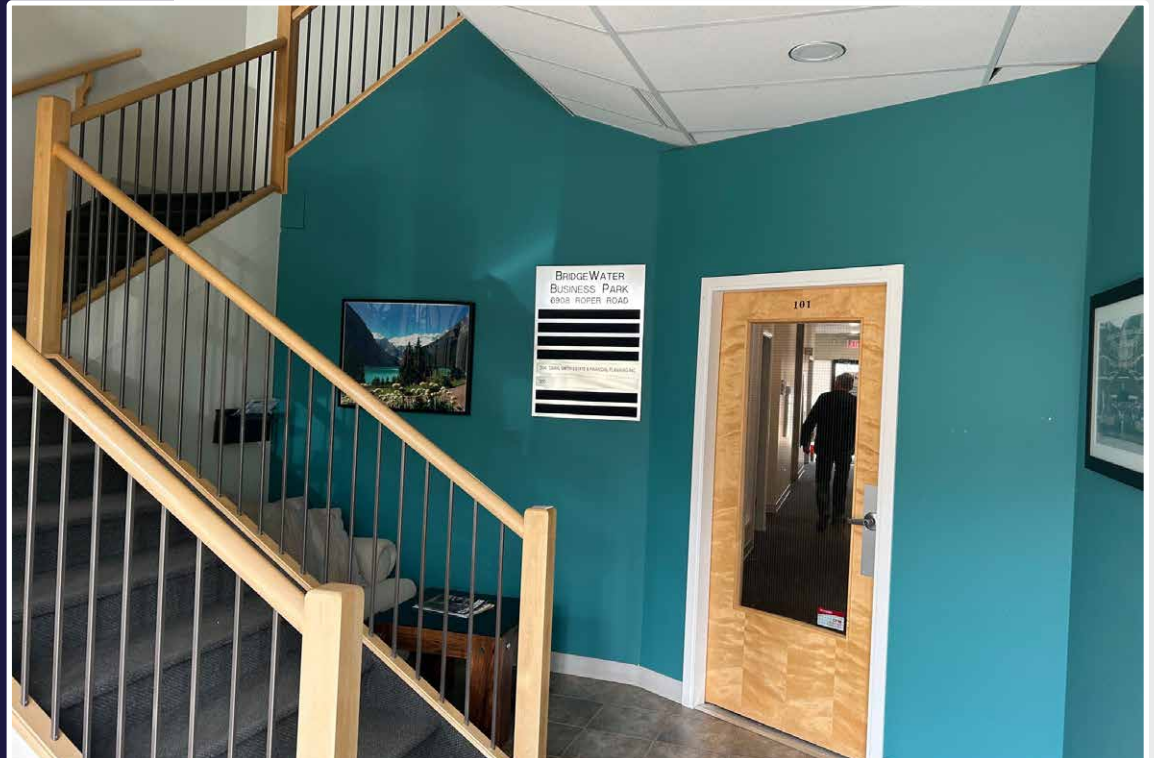
Scott Vreeland
Associate Partner
780-975-6336
scott.vreeland@cwedmonton.com

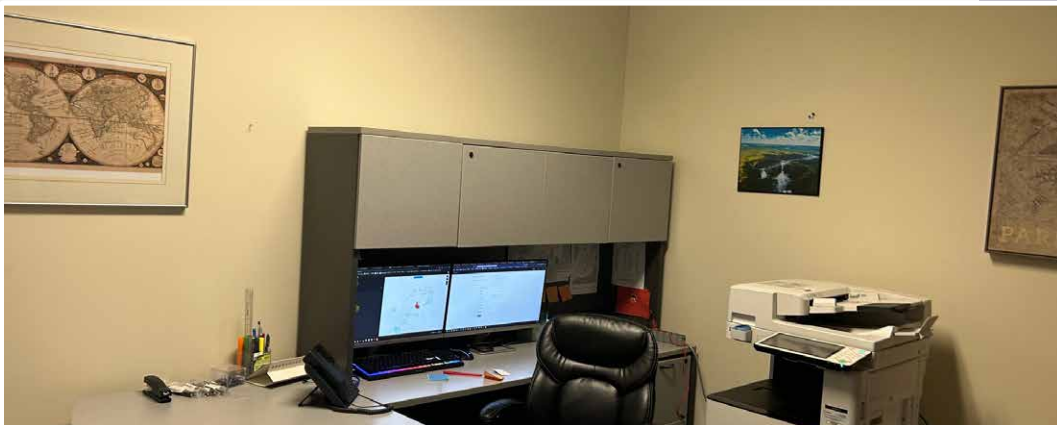
Jacob Dykstra
Senior Associate
780-934-7769
jacob.dykstra@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

PROPERTY HIGHLIGHTS

- Unique owner/user opportunity to acquire a fully built-out and well developed 2-storey office condo in Southeast Edmonton
- Title for the unit can be split, and new condominium units can be created for 2,100 SF to 4,200 SF
- Main and second floors are also available for lease
- Efficient main floor layout with reception area, 5 closed offices, boardroom, washroom, storage and electrical room and kitchenette; second floor layout has 7 closed offices, library area, kitchenette, washrooms and electrical room
- Excellent accessibility from Whitemud Drive and Edmonton Transit routes off 51 Avenue
- Close proximity to future Davies LRT Station, part of the Valley Line Extension
- Building signage included





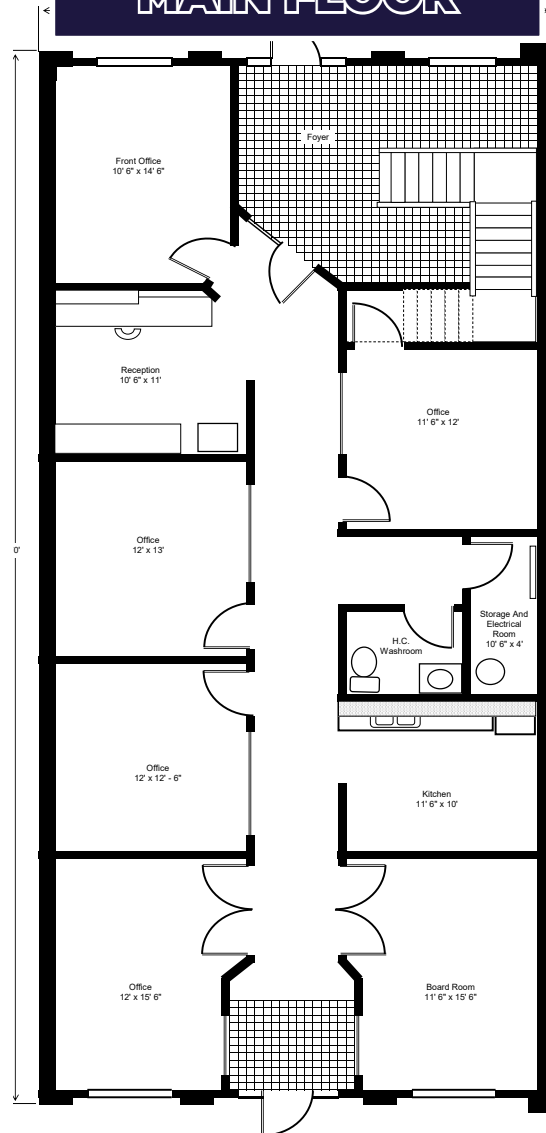
PROPERTY DETAILS

Municipal Address:	6908 Roper Road, Edmonton, AB
Legal Description:	Plan 0121405, Unit 2
Zoning:	Business Employment (BE)
Neighbourhood:	Roper Industrial
Building Size:	4,200 SF
Built:	2001
Parking Area:	1.9 stalls per 1,000 SF 8 in total with 6 assigned at no additional charge, and 2 random in visitor parking
Description:	Paved surface parking
Area Available:	Main Floor: 2,100 SF Second Floor: 2,100 SF Total: 4,200 SF
Signage:	Building signage available
2024 Property Taxes:	\$2,218.00 per month
Condo Fees:	\$500.00 per month
Utilities:	\$650.00 per month
Insurance:	\$60.00 per month
Base Rent:	\$16.00 PSF
Operating Costs:	\$9.65 PSF
Asking Price:	\$1,050,000 \$925,000 (\$220.24 PSF)

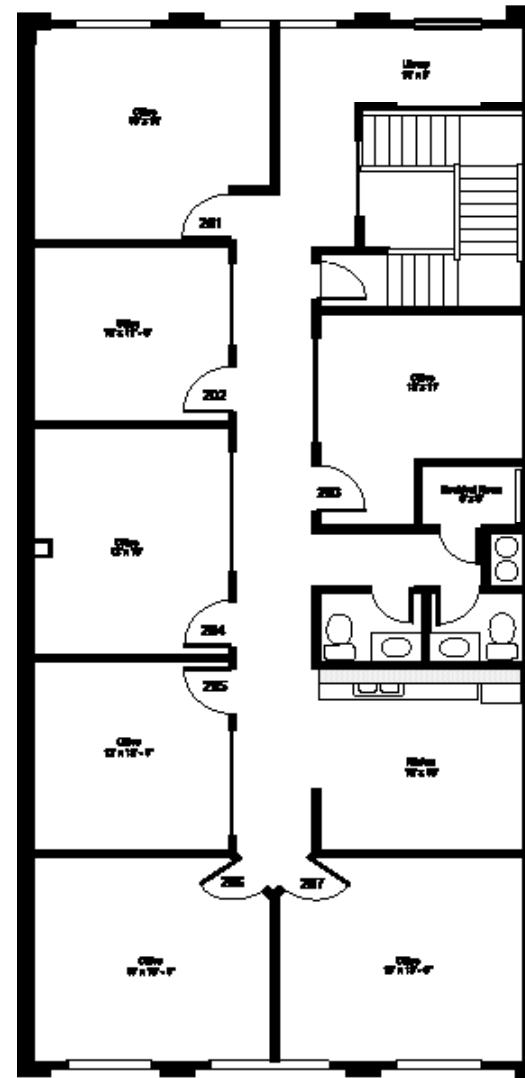
FLOOR PLANS



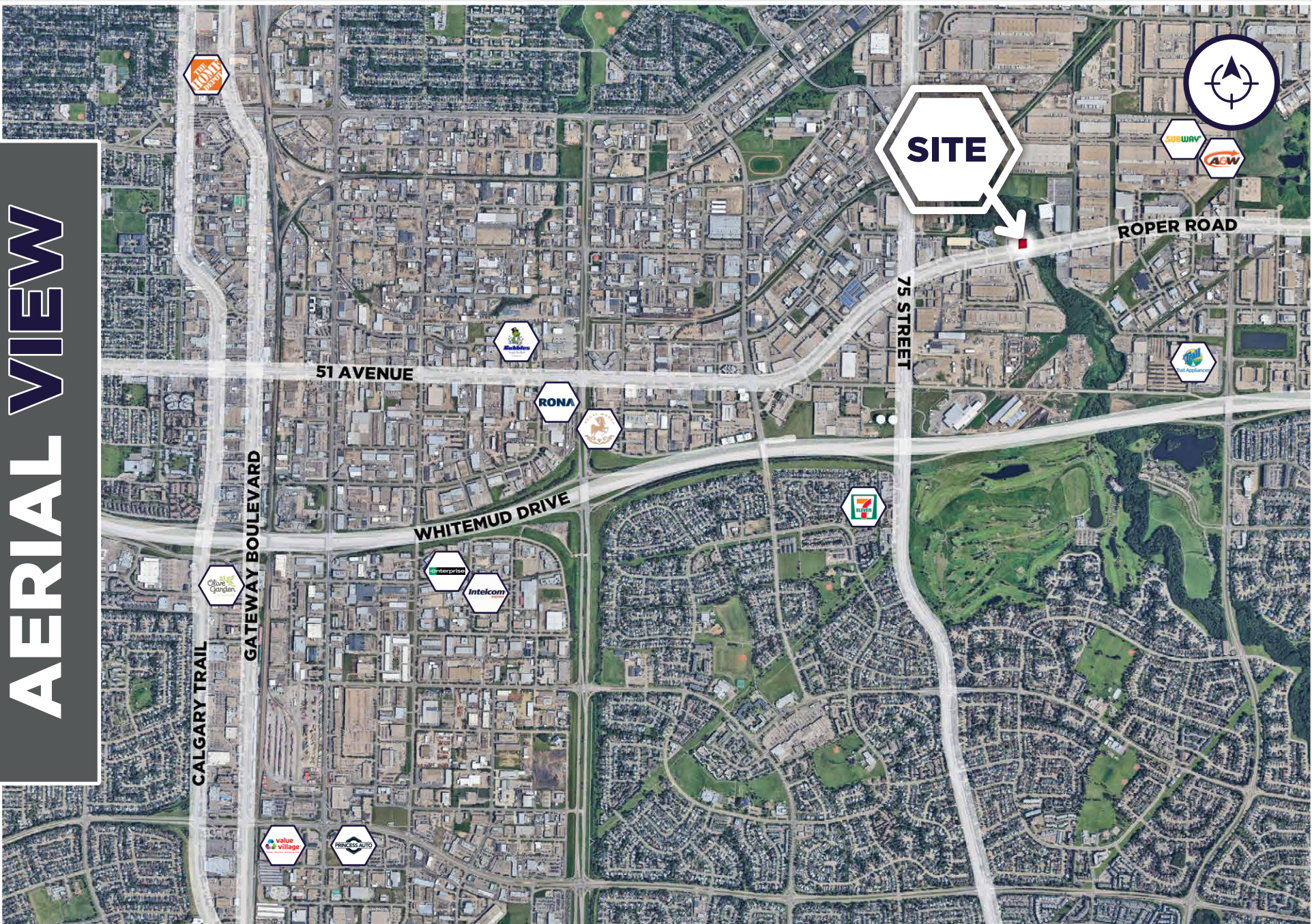
MAIN FLOOR



SECOND FLOOR



AERIAL VIEW



KEEP IN TOUCH



Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 2025

Shane Asbell
Partner
780-993-0082
shane.asbell@cwedmonton.com

Scott Vreeland
Associate Partner
780-975-6336
scott.vreeland@cwedmonton.com

Jacob Dykstra
Senior Associate
780-934-7769
jacob.dykstra@cwedmonton.com

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com