

# FOR SALE OR LEASE BRIDGEWATER BUSINESS PARK

6908 Roper Road, Edmonton, AB

**4,200 SF OWNER/USER OPPORTUNITY**



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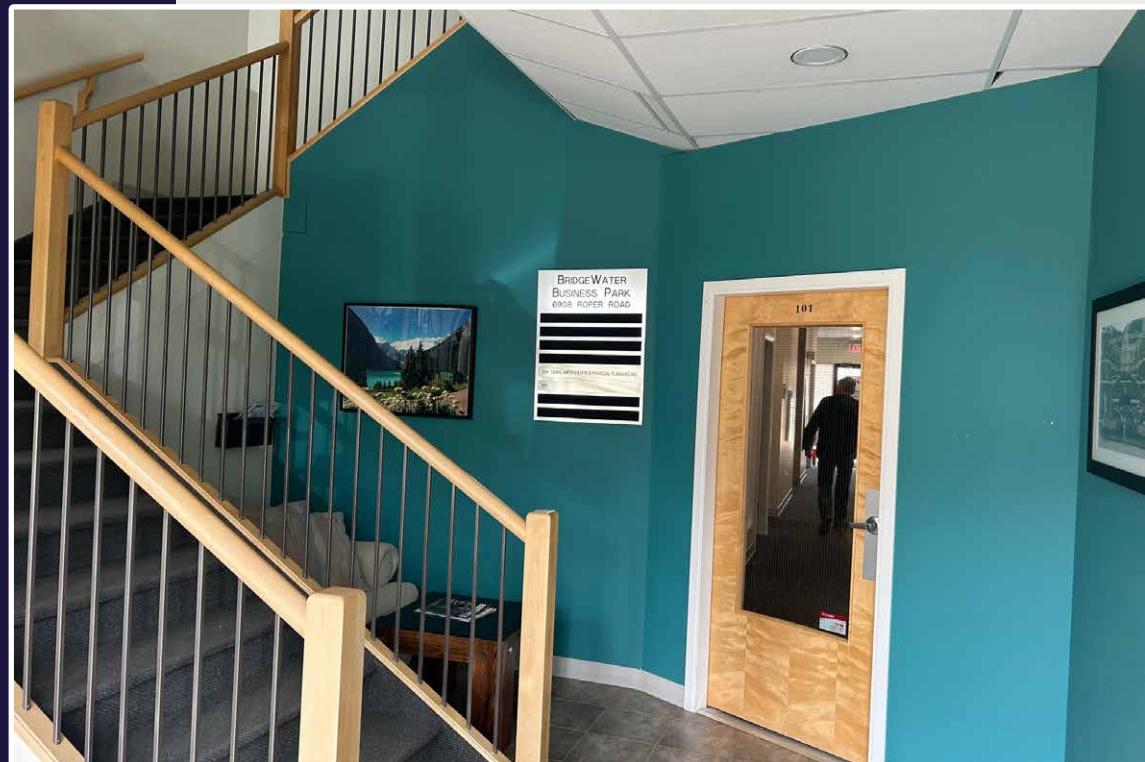
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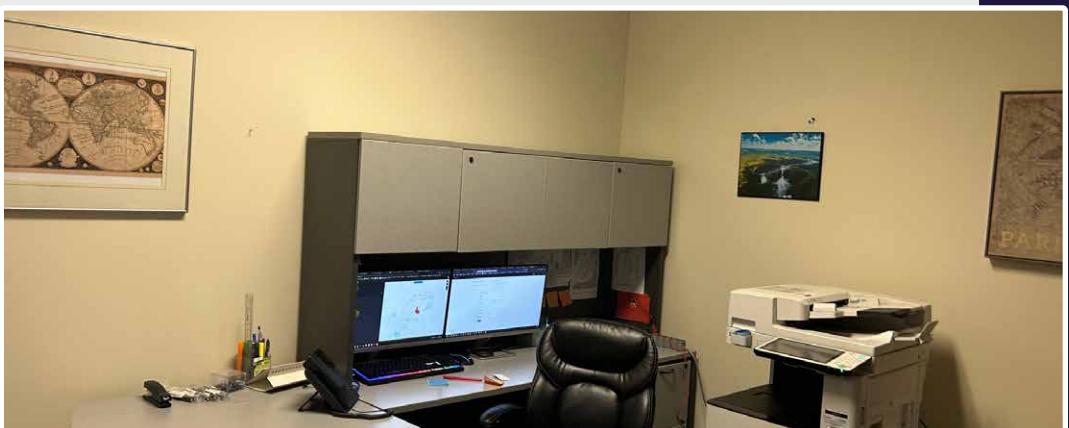
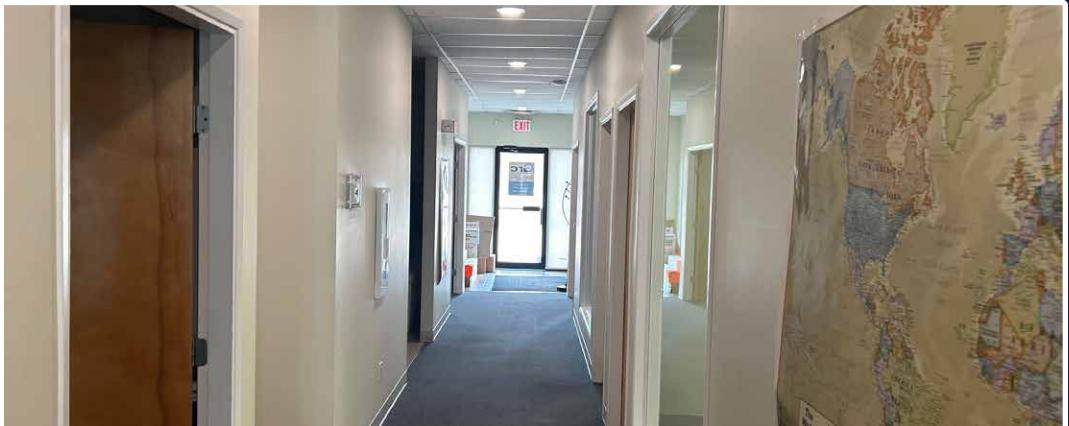
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# PROPERTY HIGHLIGHTS

- 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

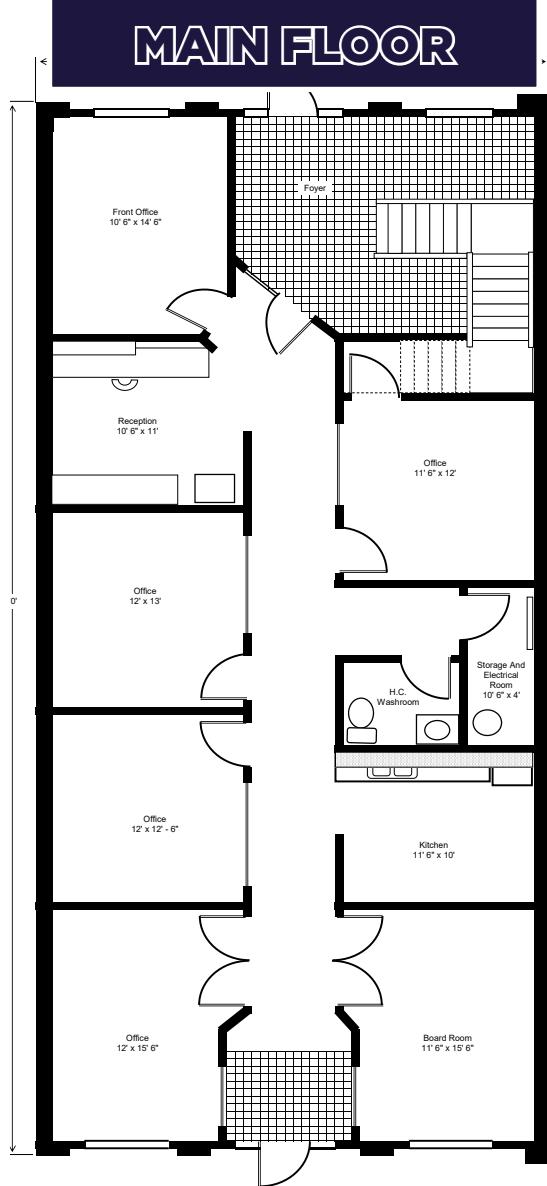


<b>Municipal Address:</b>	6908 Roper Road, Edmonton, AB
<b>Legal Description:</b>	Plan 0121405, Unit 2
<b>Zoning:</b>	Business Employment (BE)
<b>Neighbourhood:</b>	Roper Industrial
<b>Building Size:</b>	4,200 SF
<b>Built:</b>	2001
<b>Parking Area:</b>	1.9 stalls per 1,000 SF 8 in total with 6 assigned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

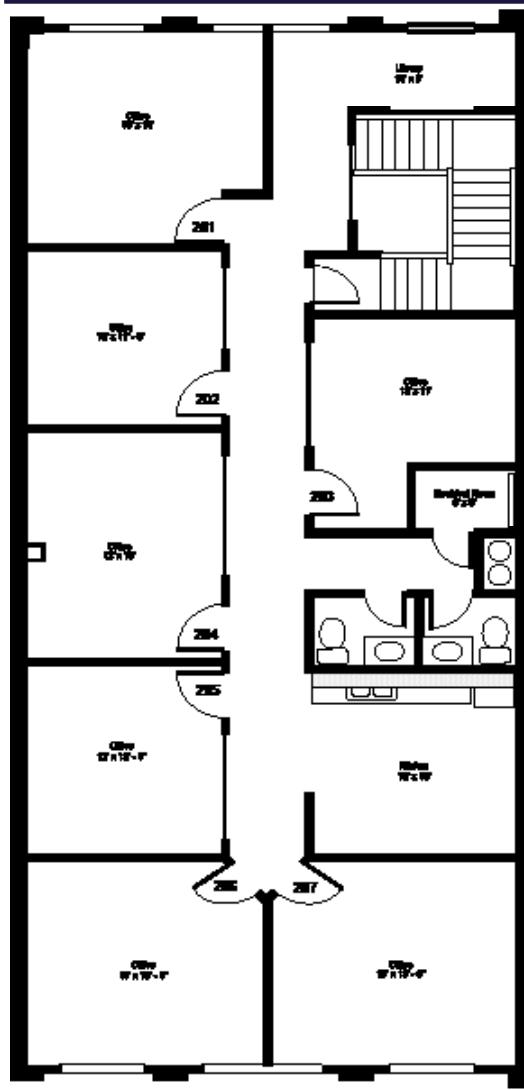
# FLOOR PLANS



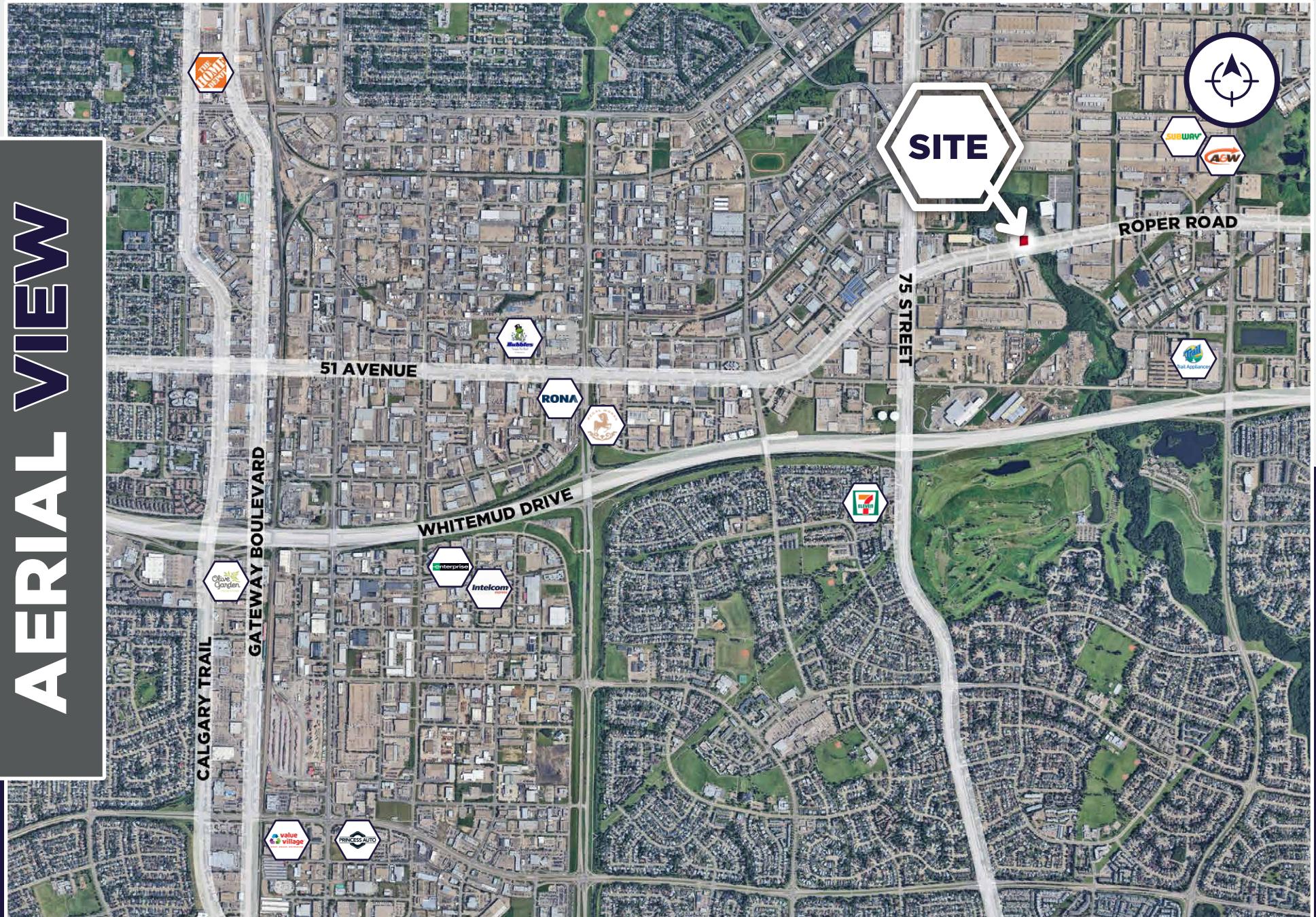
## MAIN FLOOR



## SECOND FLOOR



# AERIAL VIEW



# KEEP IN TOUCH



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