

FOR SALE

VACANT OWNER/USER

NAI Commercial



6904 ROPER ROAD NW | EDMONTON, AB | BRIDGEWATER BUSINESS PARK

PROPERTY HIGHLIGHTS

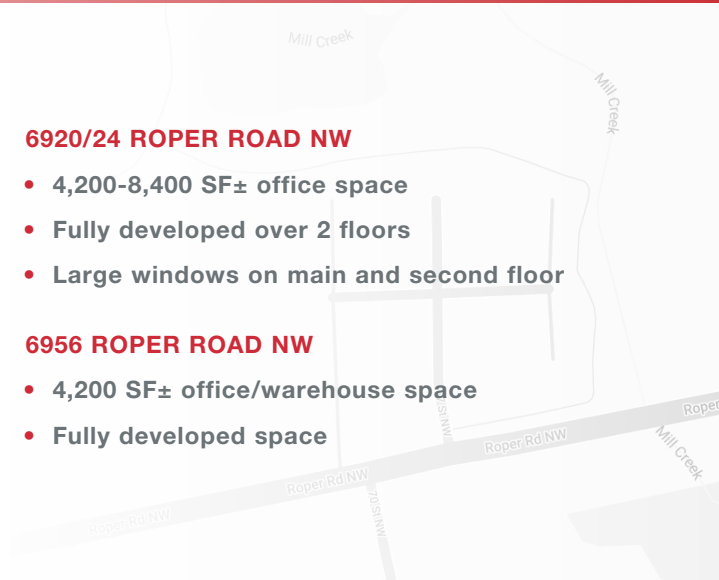
- Located at Roper Road, with access to 75th Street, 50th Street and Whitemud Drive
- Close proximity to the Davies LRT Station, part of the Valley Line extension
- Building signage available above the main entrance
- 128 parking stalls on site
- Features large windows

JULIE LAM

Senior Associate

780 436 7412 • jlam@naiedmonton.com

- **6920/24 ROPER ROAD NW**
 - 4,200-8,400 SF± office space
 - Fully developed over 2 floors
 - Large windows on main and second floor
- **6956 ROPER ROAD NW**
 - 4,200 SF± office/warehouse space
 - Fully developed space



140,368
POPULATION



94,729
EMPLOYEES



7,265
BUSINESSES



\$3.98B
TOTAL CONSUMER
SPENDING



2.6%
ANNUAL GROWTH

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410



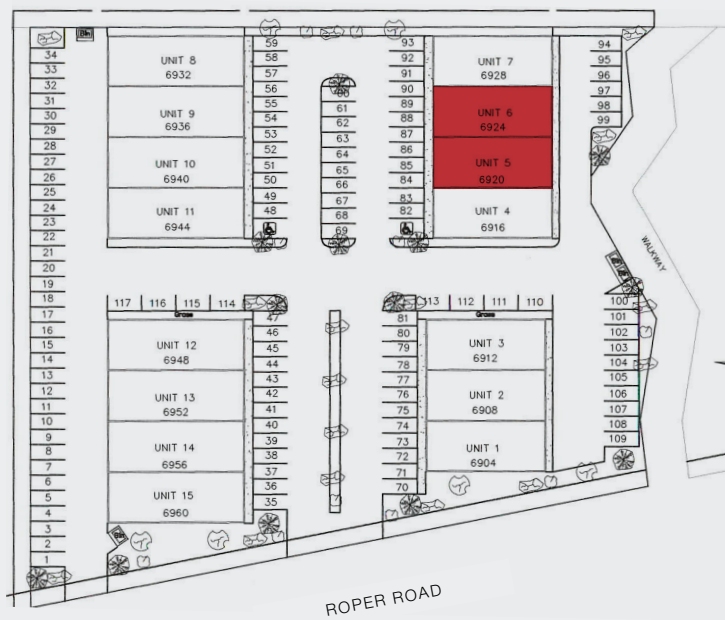
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SIZE	6920: 4,200 SF±
	6924: 4,200 SF±
	6920/24: 8,400 SF± total
LEGAL DESCRIPTION	Plan 0121405; Units 5 & 6
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2001
PARKING	12 designated stalls (6 bay per bay)
PROPERTY TAXES (2025)	6920: \$24,285.98
	6924: \$24,285.98
SALE PRICE	6920: \$800,000
	6924: \$800,000
	6920/24: \$1,600,000

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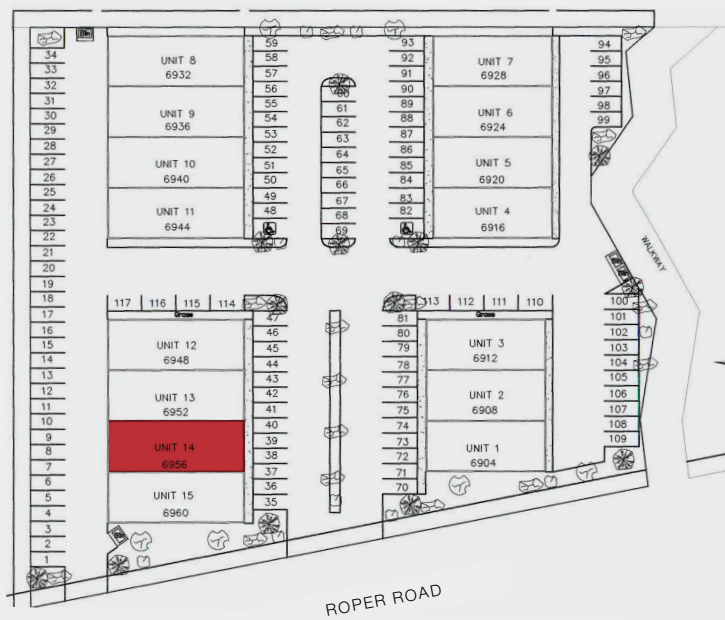
6956 ROPER ROAD NW | EDMONTON, AB

SIZE	4,200 SF±
LEGAL DESCRIPTION	Plan 0121405; Unit 14
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2002
PARKING	6 designated stalls
PROPERTY TAXES (2025)	\$21,727.32
SALE PRICE	\$800,000

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