



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

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- **6936/40 ROPER ROAD NW**
 - 6.3% Cap Rate
 - Existing Tenant in place for 25 years
 - New lease renewal term until 2030
 - Net Operating Income: \$103,320
- **6912 ROPER ROAD NW**
 - 6.3% Cap Rate
 - 2,916 SF± fully leased
 - 1,284 SF± available for short-term lease
 - New lease renewal term until 2030
 - Net Operating Income: \$36,450+



2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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

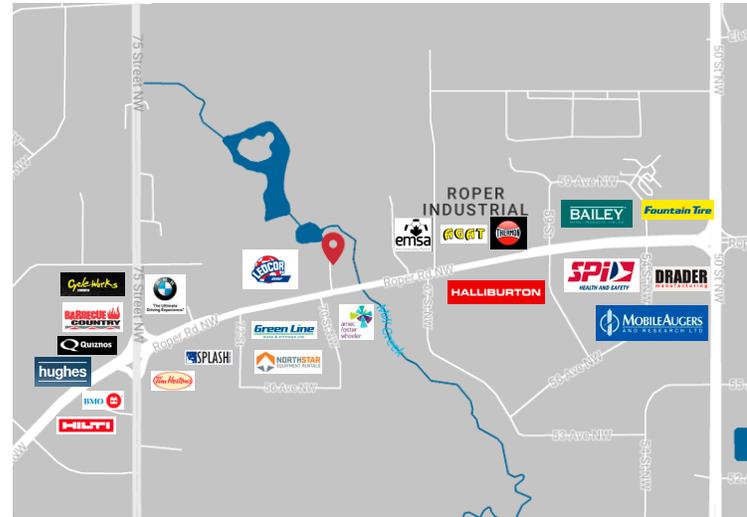
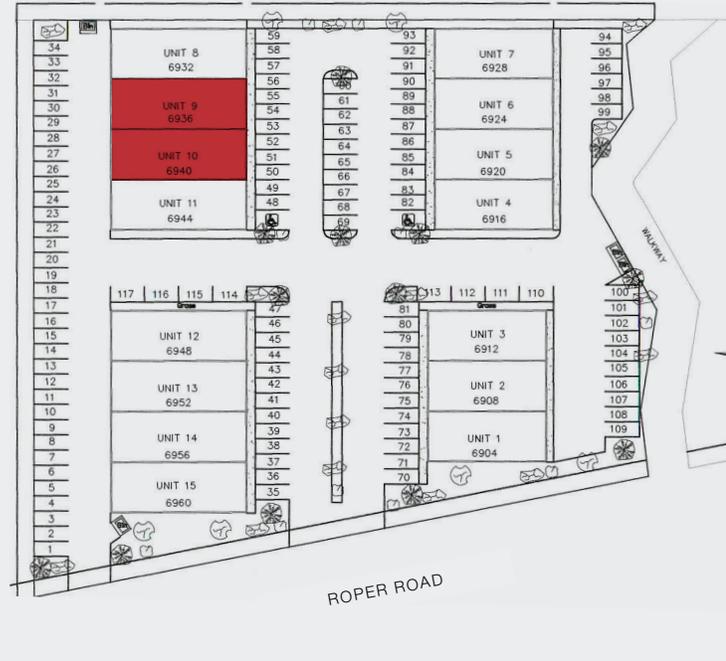


780 436 7410



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SIZE	5,180 SF± office 2,200 SF± warehouse 7,380 SF± total
LEGAL DESCRIPTION	Plan 0121405; Units 9 & 10
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2002
PARKING	12 designated stalls (6 bay per bay)
NET OPERATING INCOME	\$103,320 (current income for both units)
LEASE EXPIRY	January 31, 2030
PROPERTY TAXES (2025)	6936: \$22,688.59 6940: \$22,236.24
SALE PRICE	\$1,640,000



SIZE	4,200 SF± office
LEGAL DESCRIPTION	Plan 0121405; Unit 3
AVAILABLE	Immediately
ZONING	Business Employment (BE)
YEAR BUILT	2001
PARKING	6 designated stalls
NET OPERATING INCOME	\$103,320 (current income for both units)
LEASE EXPIRY	January 31, 2030
PROPERTY TAXES (2025)	\$24,285.98
SALE PRICE	\$900,000

