

**WELL DEVELOPED 2-STOREY OFFICE CONDO**

**PRICE REDUCTION TO \$905,000**

**FOR SALE/LEASE**

# **ROPER ROAD OFFICE CONDO**

**3,400 SF 2-Storey Office Condo**

**7341 Roper Road, Edmonton, AB**

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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# PROPERTY HIGHLIGHTS

- Unique owner/user opportunity to acquire a fully built-out & well developed 2-storey office condo in Southeast Edmonton.
- Efficient layout with 10 offices, open reception area, boardroom, kitchenette, and 3 washrooms. Modern improvements throughout.
- Excellent accessibility from Whitemud Drive, and immediate proximity to major transportation routes including the Southeast Valley Line LRT and Davies Transit Centre.
- Corner unit facing South and West offering ample natural light.
- Available for vacant possession on November 1, 2023, with current lease in place until October 31, 2023.
- Low Operating Expenses.

ROPER ROAD NW

75 STREET NW

WHITEMUD DRIVE NW





# PROPERTY DETAILS

## MUNICIPAL ADDRESS

7341 Roper Road,  
Edmonton, AB

## LEGAL DESCRIPTION

Plan:0822577, Block: 4

## ZONING

IB (Industrial Business)

## BUILDING SIZE

3,400 SF

## BUILT

2007

## PROPERTY TAX ASSESSMENT 2022

\$15,487.40

## PARKING AREA

8 surface parking stalls

## DESCRIPTION

2-Storey Office  
Condominium

## UTILITIES

Separately metered

## AVAILABLE AREA

3,400 SF  
over 2 levels

## ASKING PRICE

\$905,000

## LEASE RATE

\$15.00/SF

## CONDO FEES

\$667.78  
per month

## POSSESSION DATE

Vacant Possession  
on November 1, 2023





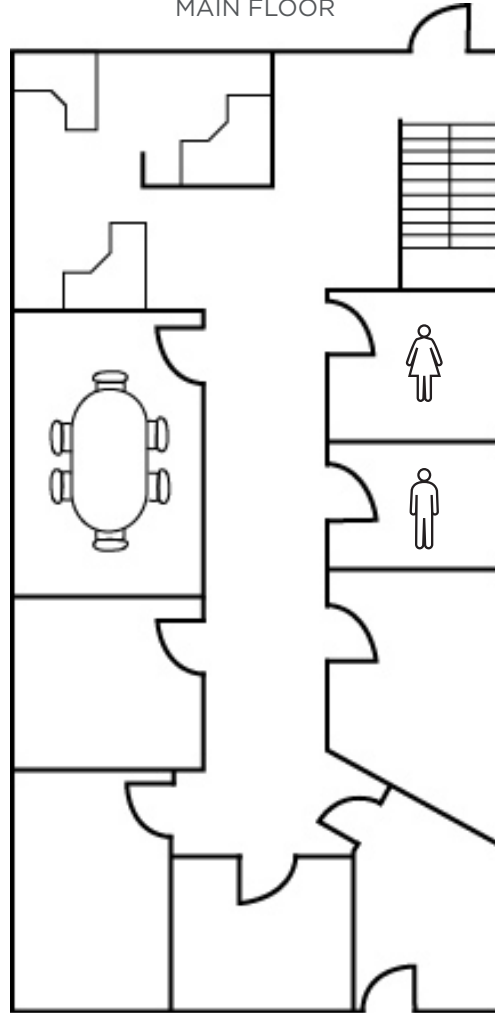
# INTERIOR PHOTOS



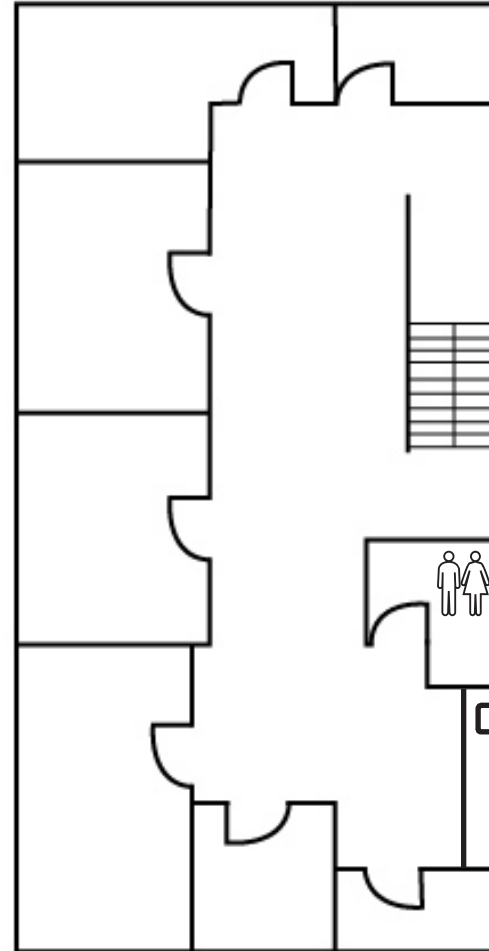


# FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



**CUSHMAN &  
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