

WELL DEVELOPED 2-STOREY OFFICE CONDO

PRICE REDUCTION TO \$825,000

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

\$825,000

LEASE RATE

\$15.00/SF

CONDO FEES

\$667.78
per month

POSSESSION DATE

Vacant Possession
on November 1, 2023

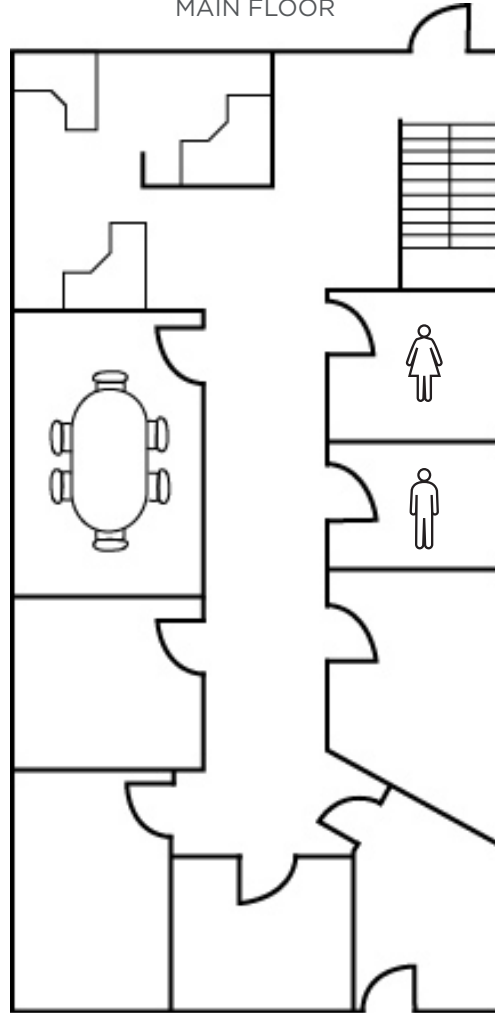


INTERIOR PHOTOS

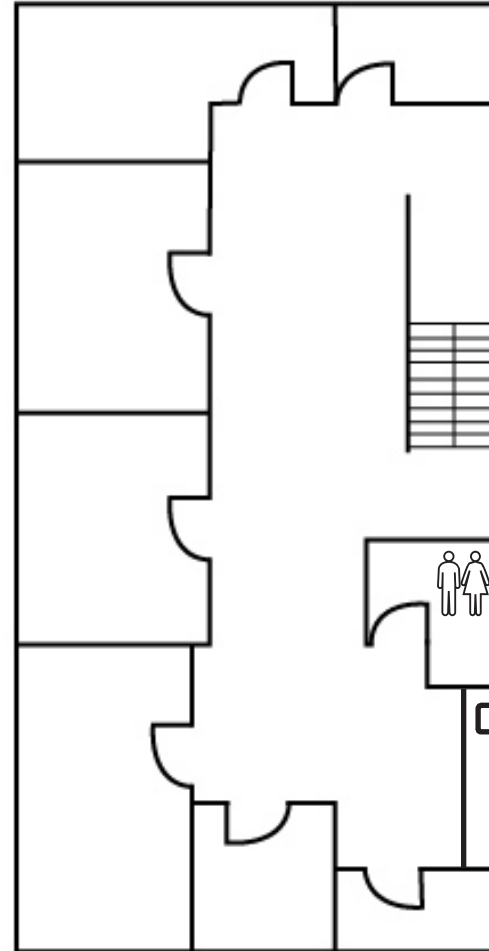


FLOOR PLANS

MAIN FLOOR



SECOND FLOOR



**CUSHMAN &
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