



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE/LEASE

ROPER BUSINESS CENTRE OFFICE CONDO

5708 - 72 Street
Edmonton, AB

MAIN FLOOR OFFICE CONDO - 1,503 SF

PROPERTY HIGHLIGHTS

- Main floor office condo with exterior signage opportunities
- Well developed with 4 offices, reception and open area, kitchenette, and washroom.
- Easily accessible Southside location with close proximity to the new Southeast Valley Line LRT, and Davies Transit Centre
- Premises is currently leased until August 31, 2024
- Ample parking on site plus additional street parking available
- Affordable operating costs

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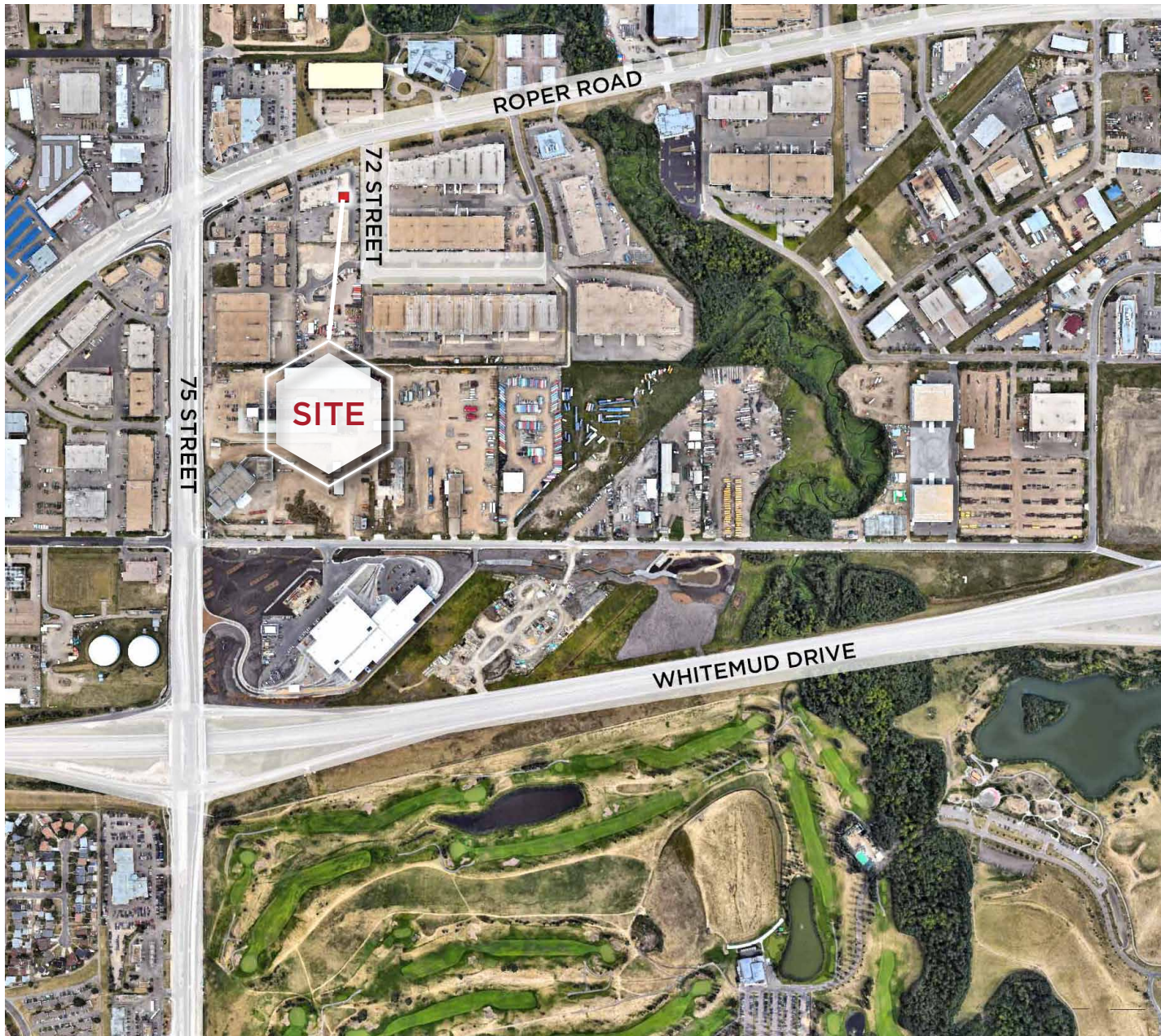
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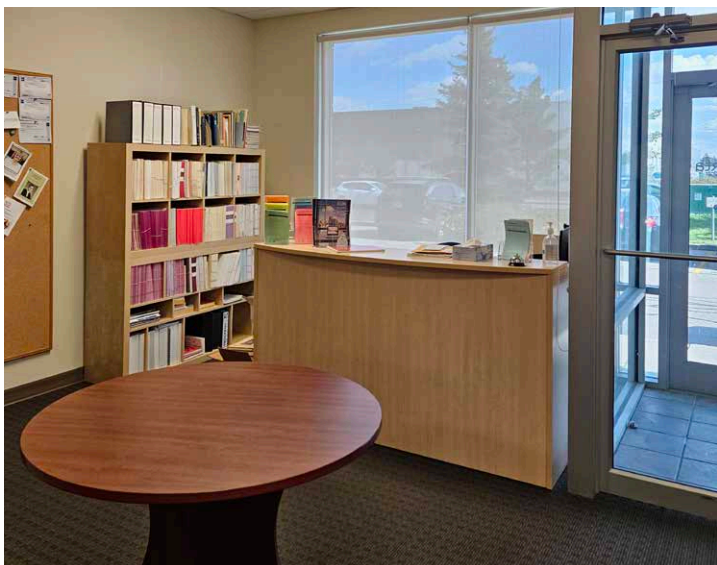
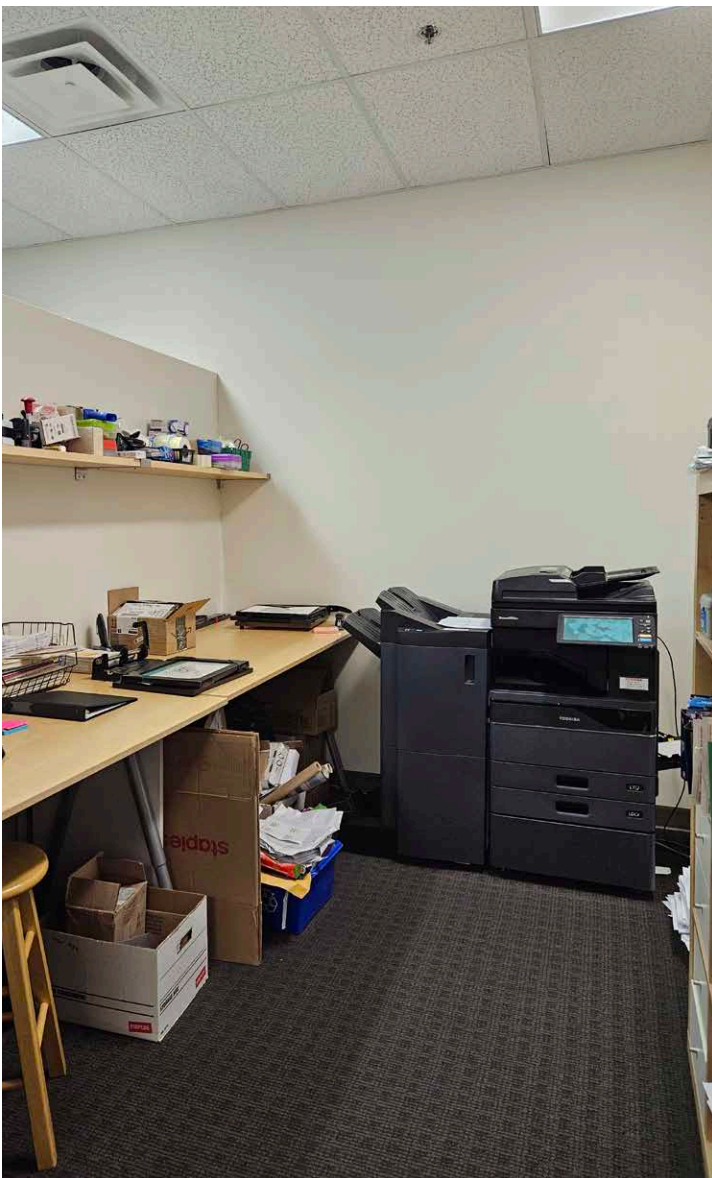
PROPERTY DETAILS

Municipal Address:	5708 - 72 Street	Property Tax:	\$10,866 (2023 Taxes)
Legal Description:	Block 9; Plan O224325	Asking Price:	\$430,000.00 \$410,000.00
Zoning:	IB (Industrial Business Zone)	Asking Lease Rate:	\$15.00 per SF
Neighbourhood:	Roper Industrial	Additional Rent:	\$13.00 per SF
Built:	2002	Condo Fees:	\$481.83 per Month
Area:	1,503 SF	Availability:	Immediately
Utilities:	Separately Metered		
Parking Area:	4 assigned stalls plus additional common visitor parking		

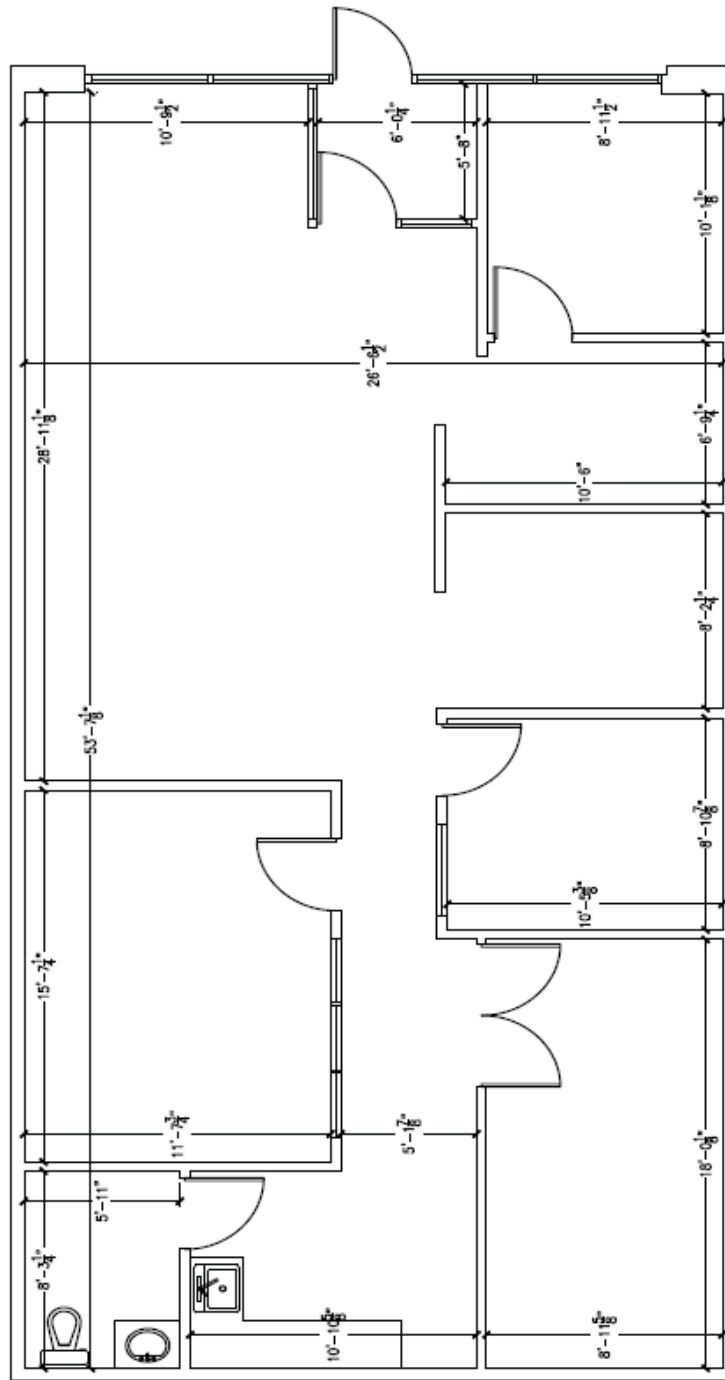
AERIAL



PROPERTY PHOTOS



FLOOR PLAN



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