

FOR SALE

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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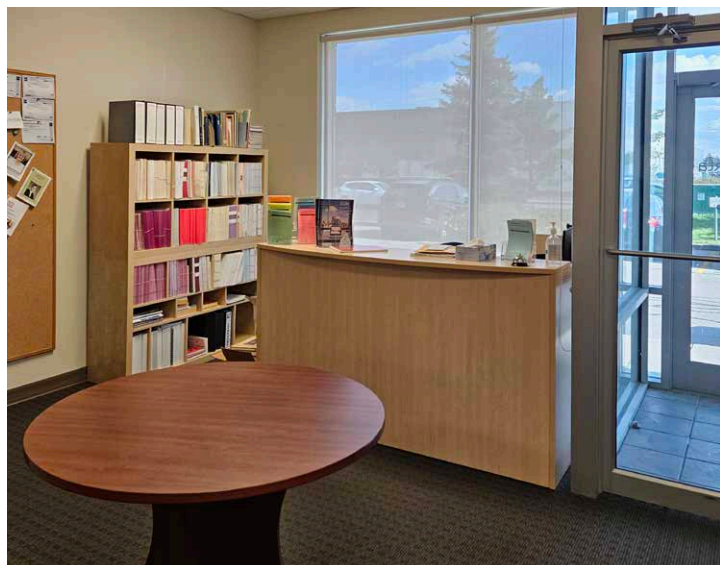
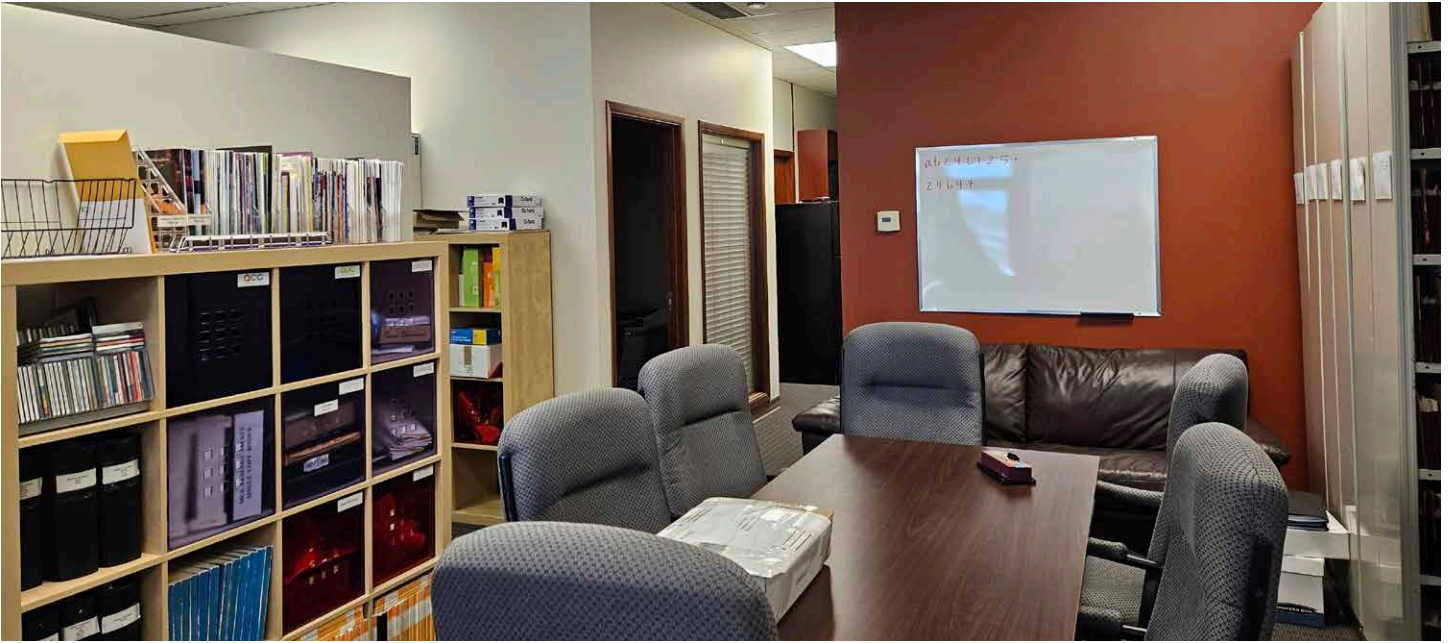
PROPERTY DETAILS

Municipal Address:	5708 - 72 Street	Parking Area:	4 assigned stalls plus additional common visitor parking
Legal Description:	Block 9; Plan 0224325	Property Tax:	\$10,866 (2023 Taxes)
Zoning:	IB (Industrial Business Zone)	Asking Price:	\$430,000.00
Neighbourhood:	Roper Industrial	Condo Fees:	\$481.83 Per Month (2023)
Built:	2002	Availability:	Immediately
Area:	1,503 SF		
Utilities:	Separately Metered		

AERIAL



PROPERTY PHOTOS



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