

# FOR SALE OR LEASE

# BRIDGEWATER BUSINESS PARK

6908 Roper Road, Edmonton, AB

4,200 SF OWNER/USER OPPORTUNITY



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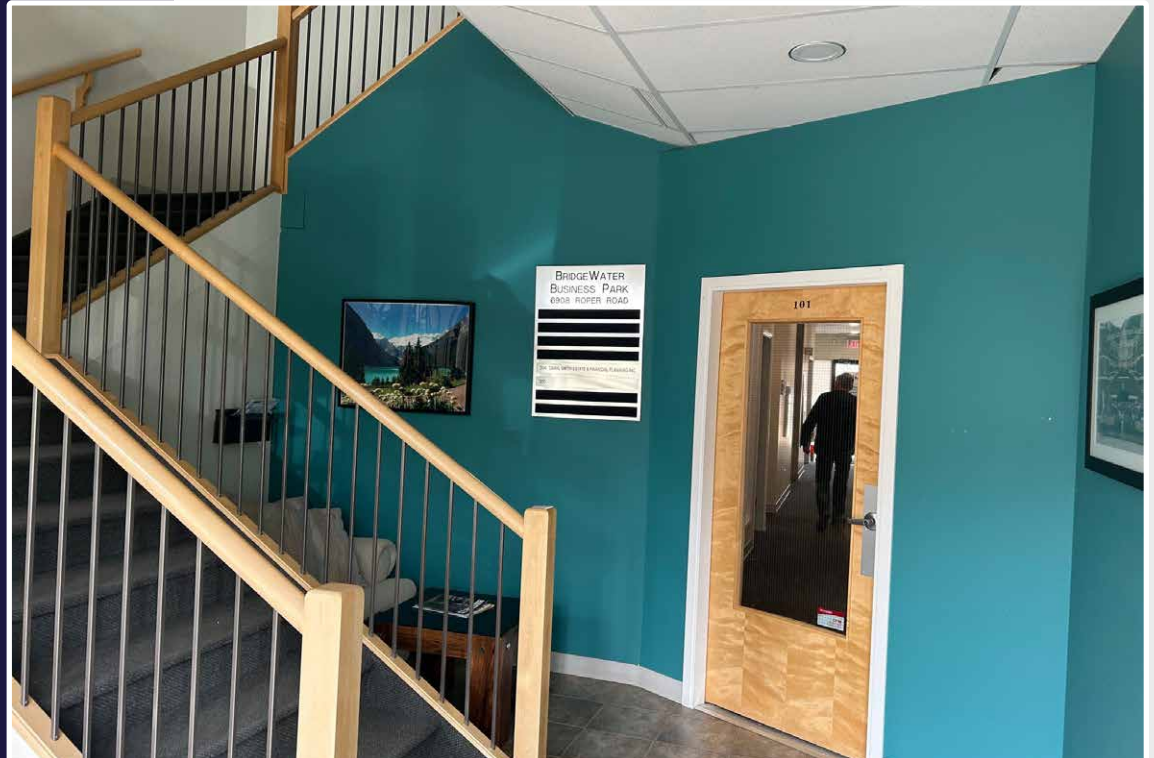
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# PROPERTY HIGHLIGHTS

- Unique owner/user opportunity to acquire a fully built-out and well developed 2-storey office condo in Southeast Edmonton with good net income in place
- Main floor is leased and the second floor is available
- Efficient main floor layout with reception area, 5 closed offices, boardroom, washroom, storage and electrical room and kitchenette; second floor layout has 7 closed offices, library area, kitchenette, washrooms and electrical room
- Excellent accessibility from Whitemud Drive and Edmonton Transit routes off 51 Avenue
- Close proximity to future Davies LRT Station, part of the Valley Line Extension
- Building signage included







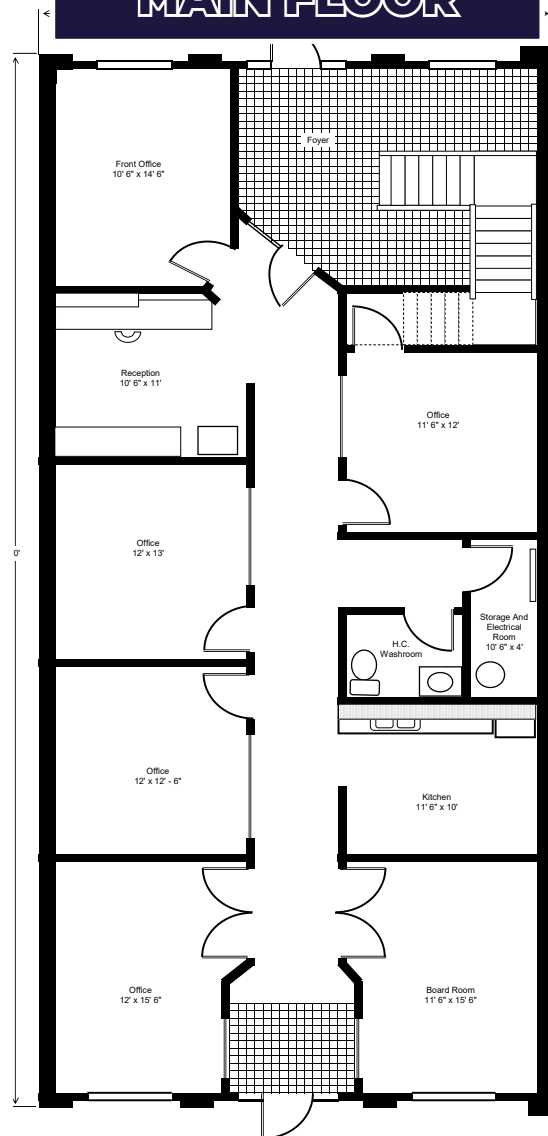
# PROPERTY DETAILS

|                             |                                                                                                                      |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Municipal Address:</b>   | 6908 Roper Road,<br>Edmonton, AB                                                                                     |
| <b>Legal Description:</b>   | Plan 0121405, Unit 2                                                                                                 |
| <b>Zoning:</b>              | Business Employment (BE)                                                                                             |
| <b>Neighbourhood:</b>       | Roper Industrial                                                                                                     |
| <b>Building Size:</b>       | 4,200 SF                                                                                                             |
| <b>Built:</b>               | 2001                                                                                                                 |
| <b>Parking Area:</b>        | 1.9 stalls per 1,000 SF<br>8 in total with 6 assigned at<br>no additional charge, and 2<br>random in visitor parking |
| <b>Description:</b>         | Paved surface parking                                                                                                |
| <b>Area Available:</b>      | <b>Main Floor:</b> Leased<br><b>Second Floor:</b> 2,100 SF<br><b>Total:</b> 4,200 SF                                 |
| <b>Signage:</b>             | Building signage available                                                                                           |
| <b>2026 Property Taxes:</b> | \$1,768.17 per month                                                                                                 |
| <b>Condo Fees:</b>          | \$500.00 per month                                                                                                   |
| <b>Utilities:</b>           | \$650.00 per month                                                                                                   |
| <b>Insurance:</b>           | \$60.00 per month                                                                                                    |
| <b>Base Rent:</b>           | \$16.00 PSF                                                                                                          |
| <b>Operating Costs:</b>     | \$9.65 PSF                                                                                                           |
| <b>Reduced List Price:</b>  | <del>\$1,050,000</del><br>\$850,000 (\$202.38 PSF)                                                                   |

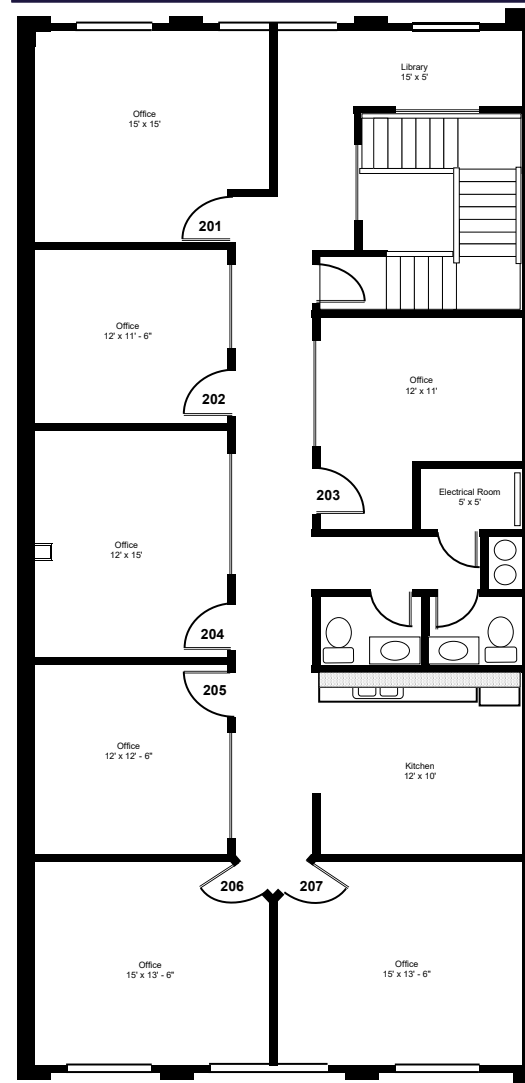
# FLOOR PLANS



## MAIN FLOOR

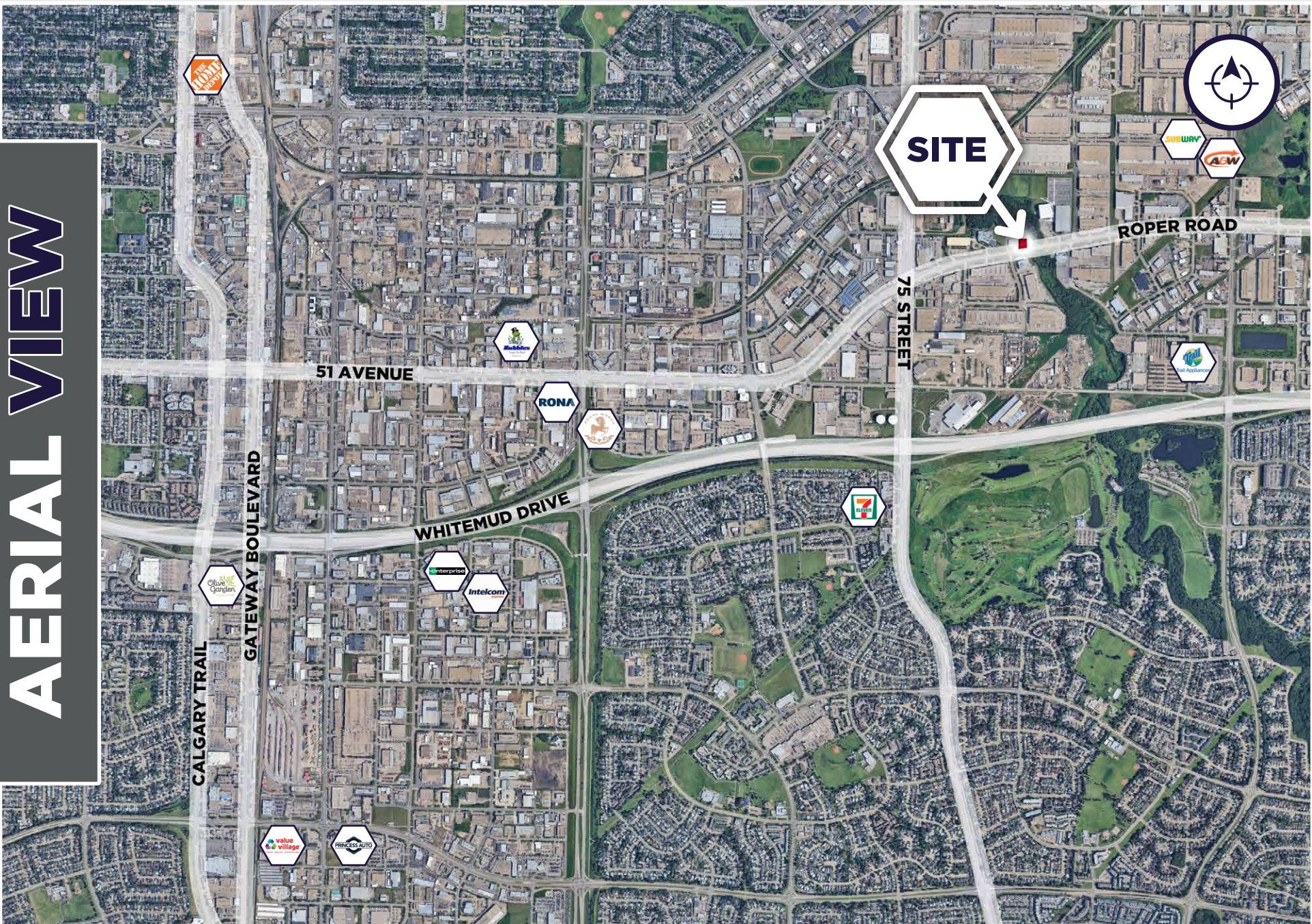


## SECOND FLOOR





# AERIAL VIEW





# KEEP IN TOUCH



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