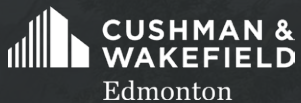


FOR SALE

ROPER ROAD OFFICE CONDO

7205 Roper Road NW #204, Edmonton, AB



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Nicholas Hrebien
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10088 - 102 Avenue
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www.cwedm.com

PROPERTY HIGHLIGHTS

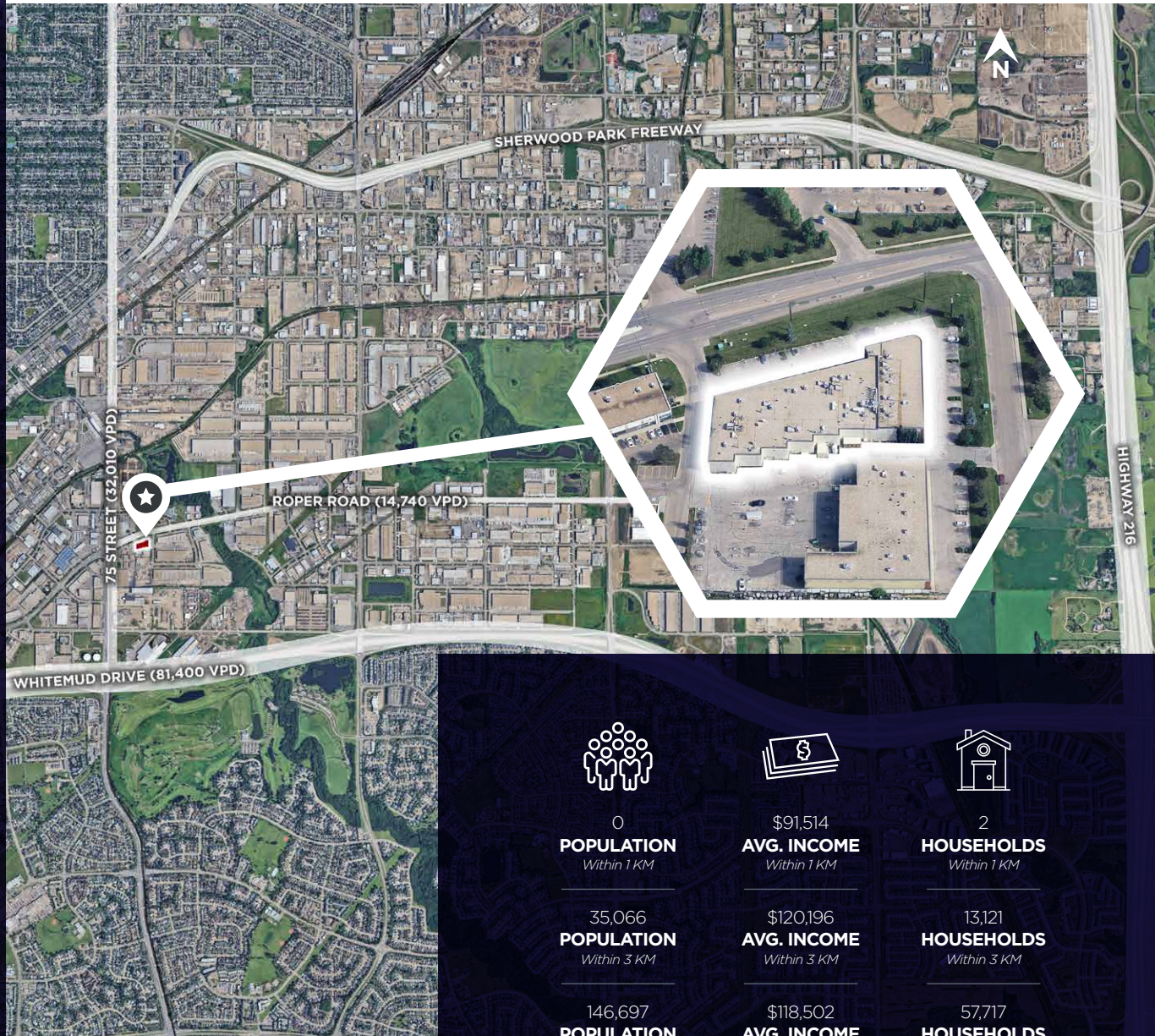
Cushman & Wakefield Edmonton is pleased to present an exceptional opportunity to acquire a fully built-out second-floor office condominium in the highly sought-after Roper Business Centre. This ±1,675 SF unit features six private offices, six dedicated parking stalls, and ample additional surface parking—offering a turnkey workspace solution for professional users. Built in 2002 and finished to a high standard, the unit is bright, functional, and immediately available for occupancy.

Strategically located in Edmonton's thriving south office market, the property boasts direct access to major transportation routes including Whitemud Drive, 75 Street, and the Sherwood Park Freeway. The newly completed Valley Line LRT adds even greater connectivity, with stops just steps from the building. Zoned IB (Industrial Business), the unit supports a broad range of uses and is ideal for businesses seeking flexibility and long-term value.

Roper Business Centre is home to excellent neighboring tenants—including a professional security firm—and is overseen by one of the best-managed condo boards in the city, led by Ken Brass and his experienced team. The building is owner-managed, with outstanding financials and a reputation for proactive, high-quality management rarely found in today's market.

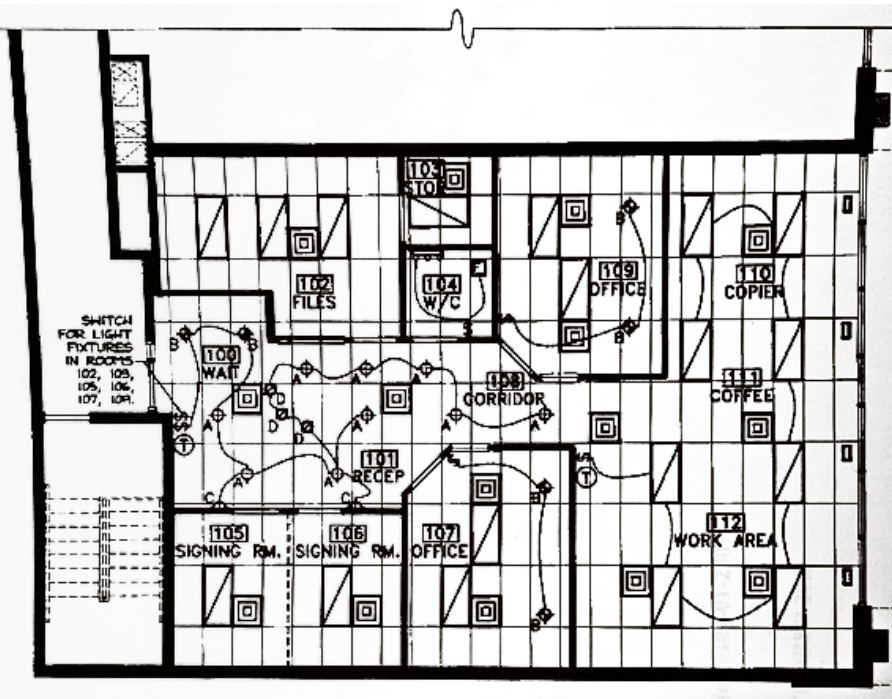
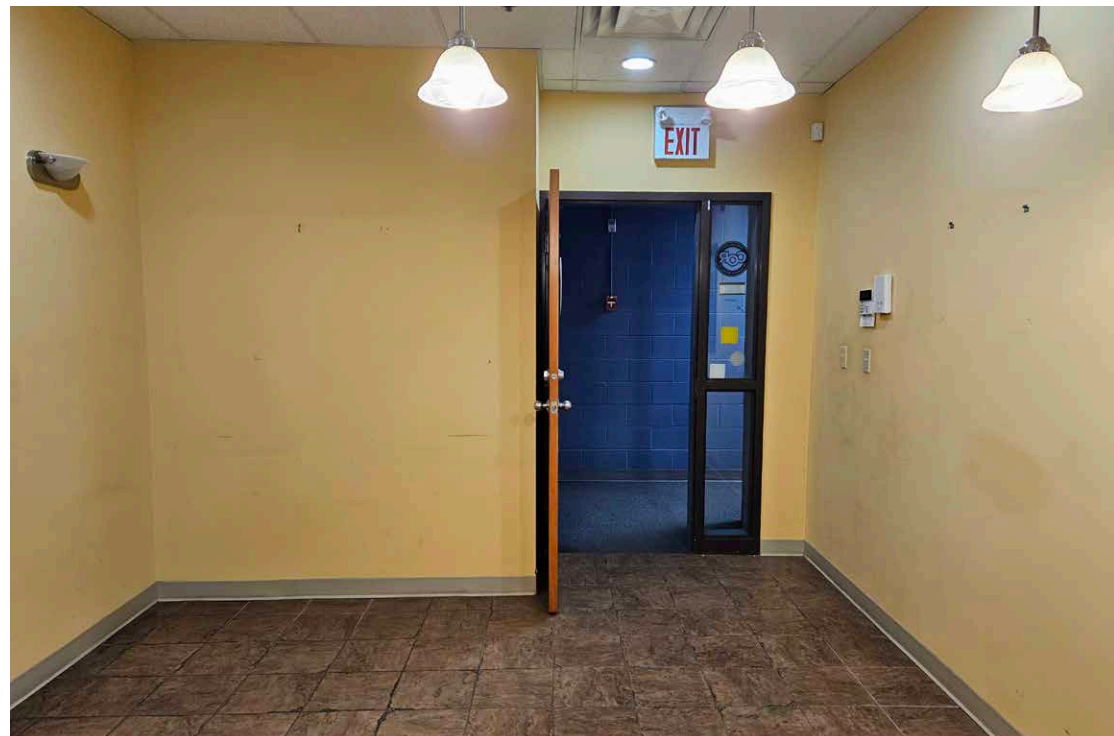
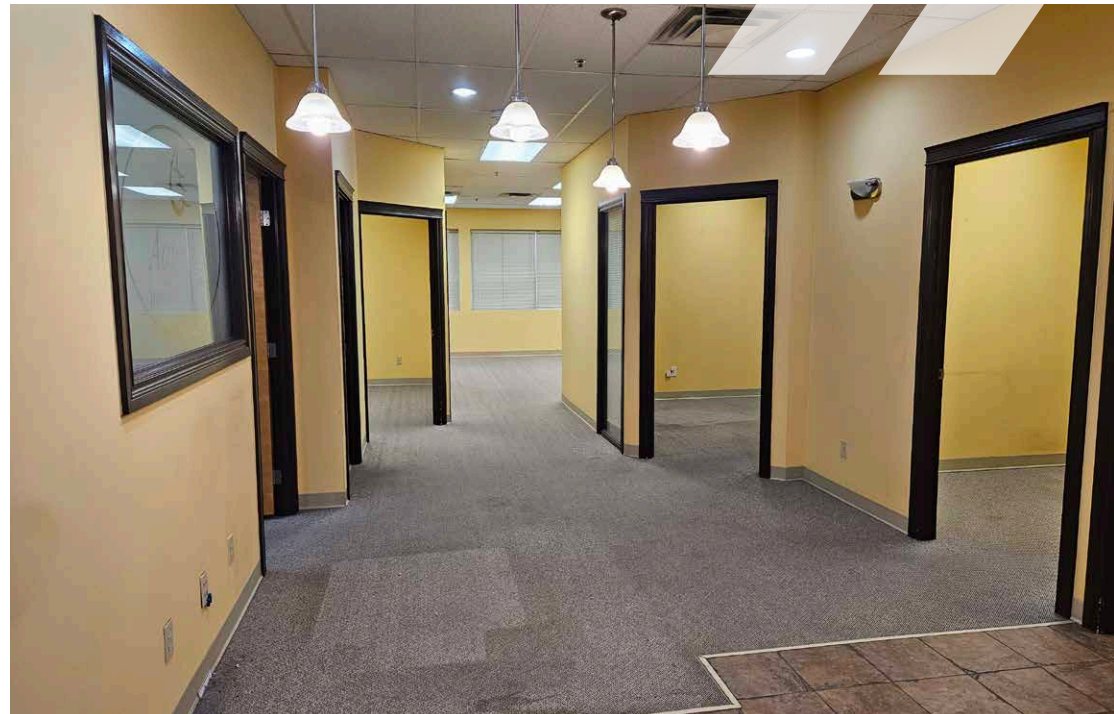
Surrounded by over 146,000 residents within a 5-kilometre radius and boasting average household incomes above \$118,000, this location supports long-term business success. Whether you're an owner-user or investor, this is a rare chance to secure a premium office asset in a highly desirable and exceptionally well-run development.

OVERVIEW



PROPERTY DETAILS

MUNICIPAL ADDRESS	7205 ROPER RD NW #204, EDMONTON, AB T6B 3J4
LEGAL DESCRIPTION	CONDOMINIUM PLAN 0224325 UNIT 15
ZONING	IB - INDUSTRIAL BUSINESS
PROPERTY TYPE	OFFICE
BUILDING CONSTRUCTION	2002
ASKING PRICE	\$450,000
BUILDING SIZE	1,675 SF
FLOOR #	204
AVAILABILITY	IMMEDIATELY



KEEP IN TOUCH



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