



# FOR SALE

# ROPER CONDO

**MOTIVATED VENDOR**

7325 Roper Road,  
Edmonton, AB

**Royce Johnson**  
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# PROPERTY HIGHLIGHTS

- Open bay ready for immediate development
- 12' x 12' rear grade loading bay.
- Conveniently located in a well-maintained industrial park with easy access to 75th Street, Roper Road, Whitemud Drive and public transportation.
- HVAC rooftop unit regularly maintained



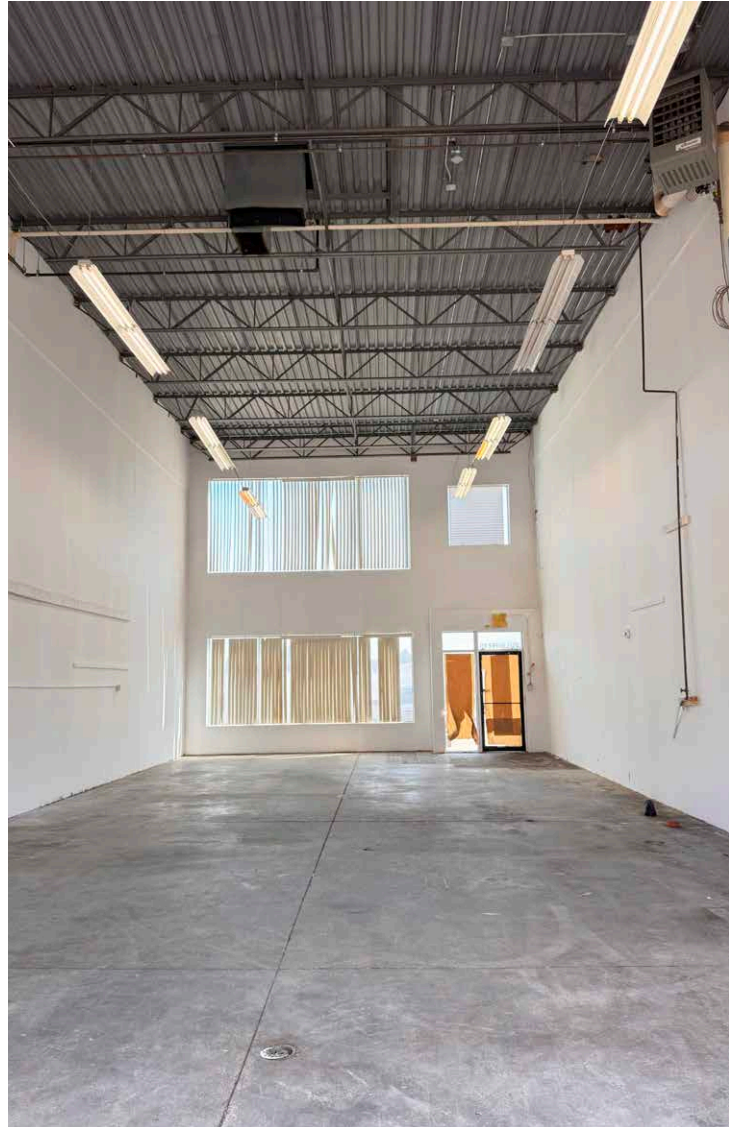
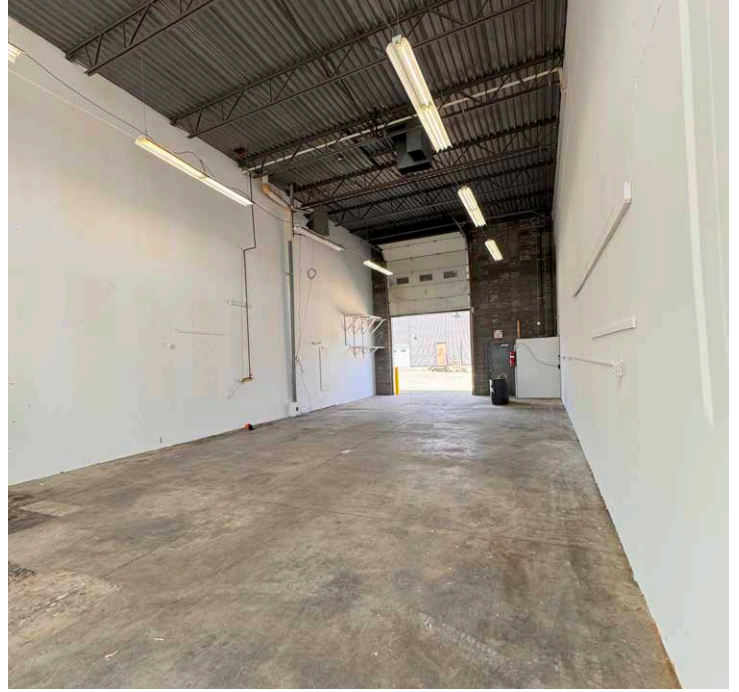
## PROPERTY DETAILS

<b>Municipal Address:</b>	7325 Roper Road NW
<b>Legal Description:</b>	Plan O822577, Unit 15
<b>Zoning:</b>	BE - Business Employment
<b>Neighbourhood:</b>	Roper Industrial
<b>Building Size:</b>	7325: 1,468 SF
<b>Built:</b>	2007
<b>Property Taxes (2025):</b>	Unit 7325: \$14,220.99
<b>Property Tax Assessment:</b>	Unit 7325: \$503,000

<b>Parking Area:</b>	Two stalls in front of unit as well as parking at rear of building
<b>Heating:</b>	Gas Fired OH
<b>Power:</b>	120/240 Volt, 225 Amp (TBC)
<b>Lighting:</b>	Fluorescent
<b>Loading:</b>	12' x 12' (per unit)
<b>Condo Fees:</b>	Unit 7325: \$598.60/month
<b>Clear Height:</b>	21' Clear
<b>Construction Type:</b>	Steel frame
<b>Sale Price:</b>	<b>UNIT 7325: <del>\$450,000</del> \$439,500</b>



# INTERIOR PHOTOS





# AERIAL



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