FOR SALE OR LEASE

BRIDGEWATER BUSINESS PARK

6908 Roper Road, Edmonton, AB

PRICE REDUCED

4,200 SF OWNER/USER OPPORTUNITY



CUSHMAN & WAKEFIELD Edmonton

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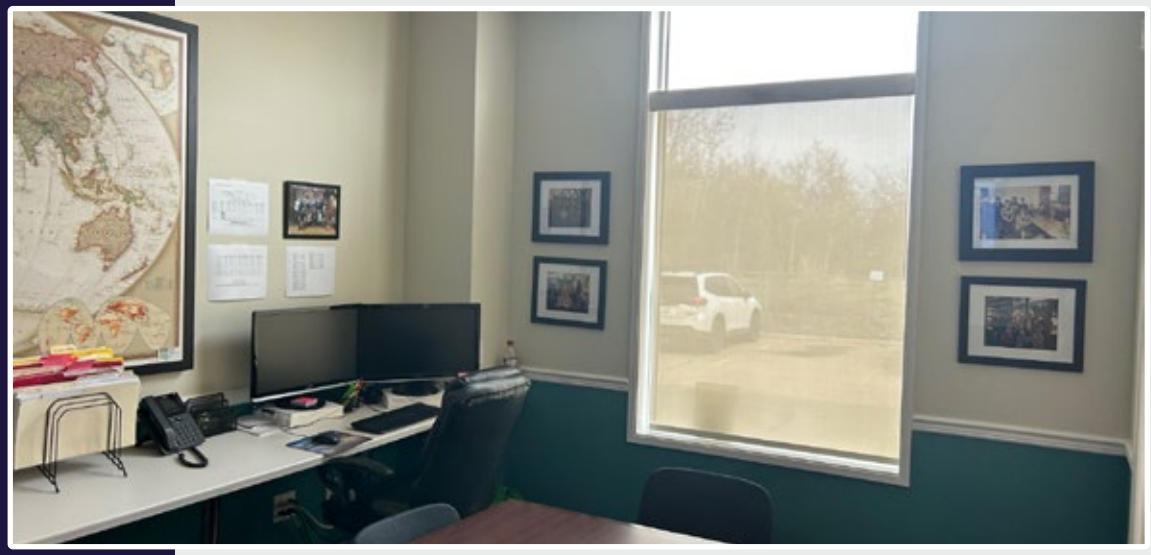
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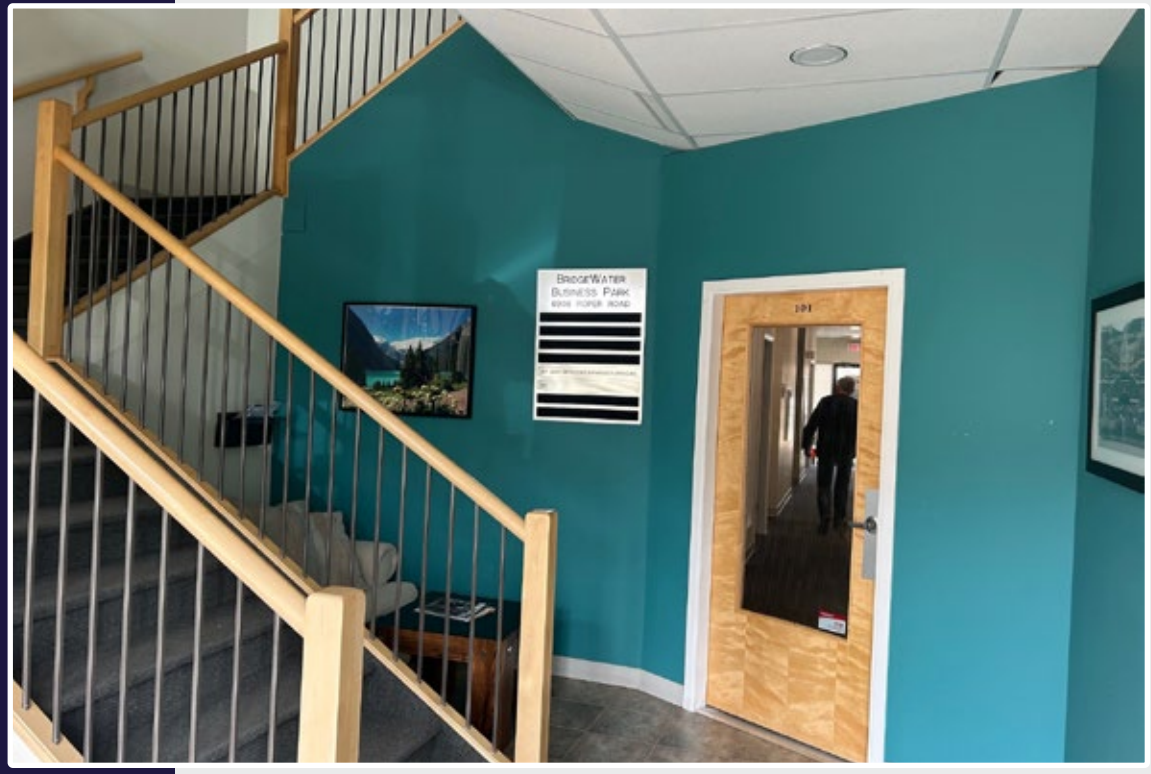
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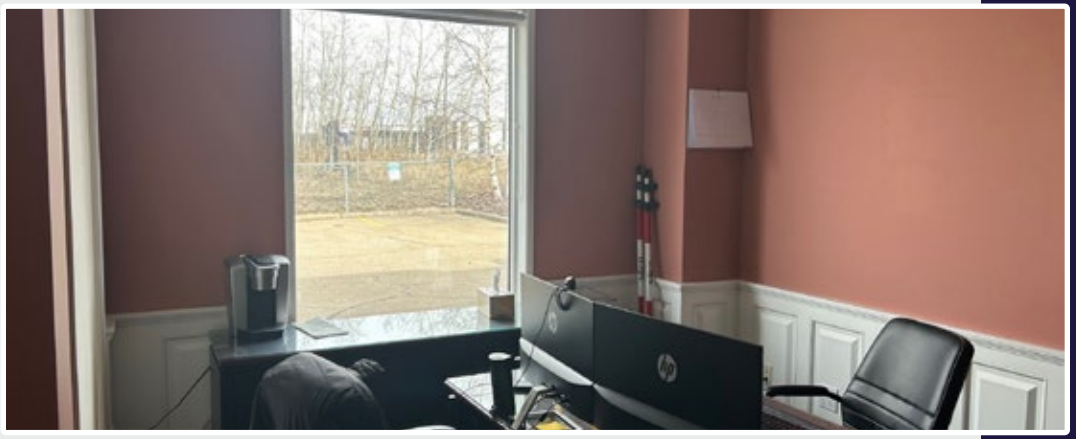
PROPERTY HIGHLIGHTS

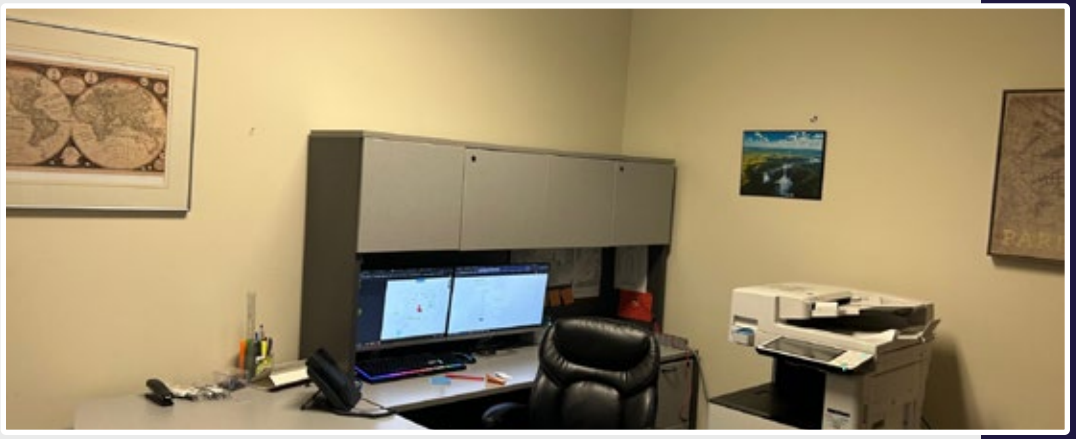
- Unique owner/user opportunity to acquire a fully built-out and well developed 2-storey office condo in Southeast Edmonton with good net income in place
- Main floor is leased and the second floor is available
- Efficient main floor layout with reception area, 5 closed offices, boardroom, washroom, 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









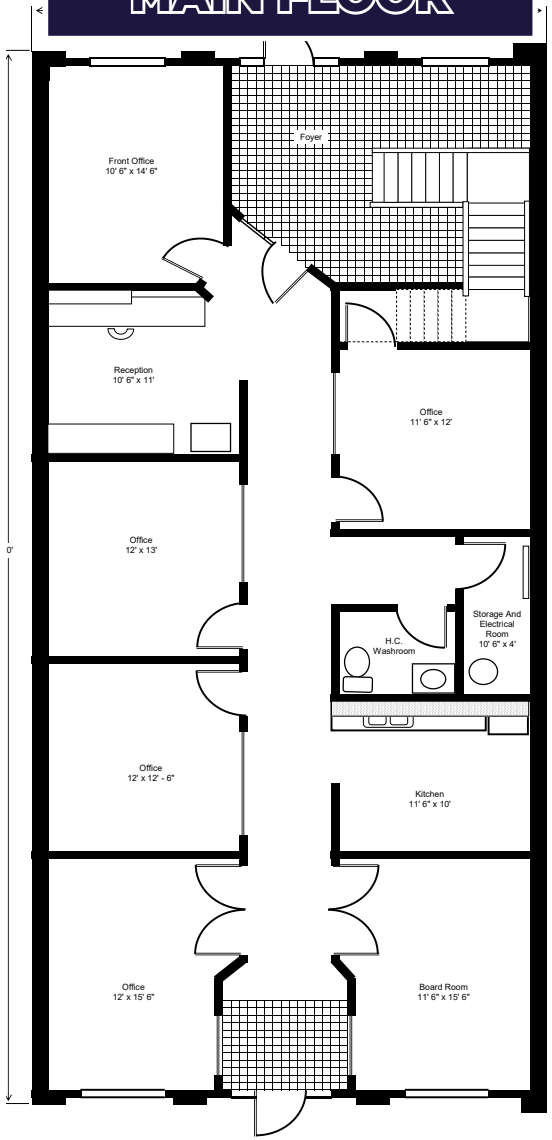


PROPERTY DETAILS

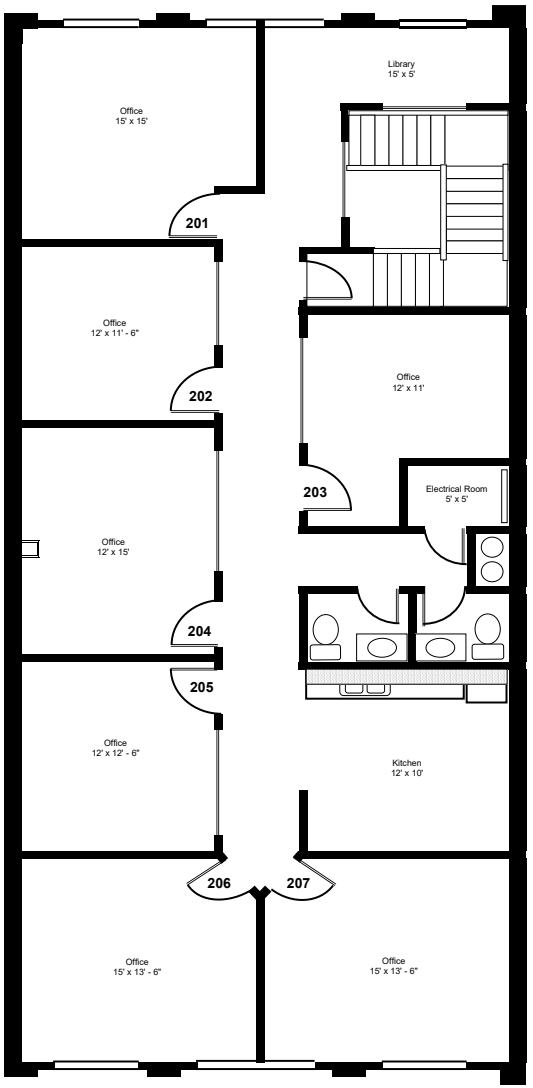
Municipal Address:	6908 Roper Road, Edmonton, AB
Legal Description:	Plan 0121405, Unit 2
Zoning:	Business Employment (BE)
Neighbourhood:	Roper Industrial
Building Size:	4,200 SF
Built:	2001
Parking Area:	1.9 stalls per 1,000 SF 8 in total with 6 assigned at no additional charge, and 2 random in visitor parking
Description:	Paved surface parking
Area Available:	**Main Floor:** Leased **Second Floor:** 2,100 SF **Total:** 4,200 SF
Signage:	Building signage available
2026 Property Taxes:	$1,768.17 / month
Condo Fees:	$500.00 / month
Utilities:	$650.00 / month
Insurance:	$60.00 / month
Base Rent:	$14.00 / SF
Operating Costs:	$9.65 / SF
Reduced List Price:	~~$1,050,000~~ $800,000 ($202.38 / SF)

FLOOR PLANS

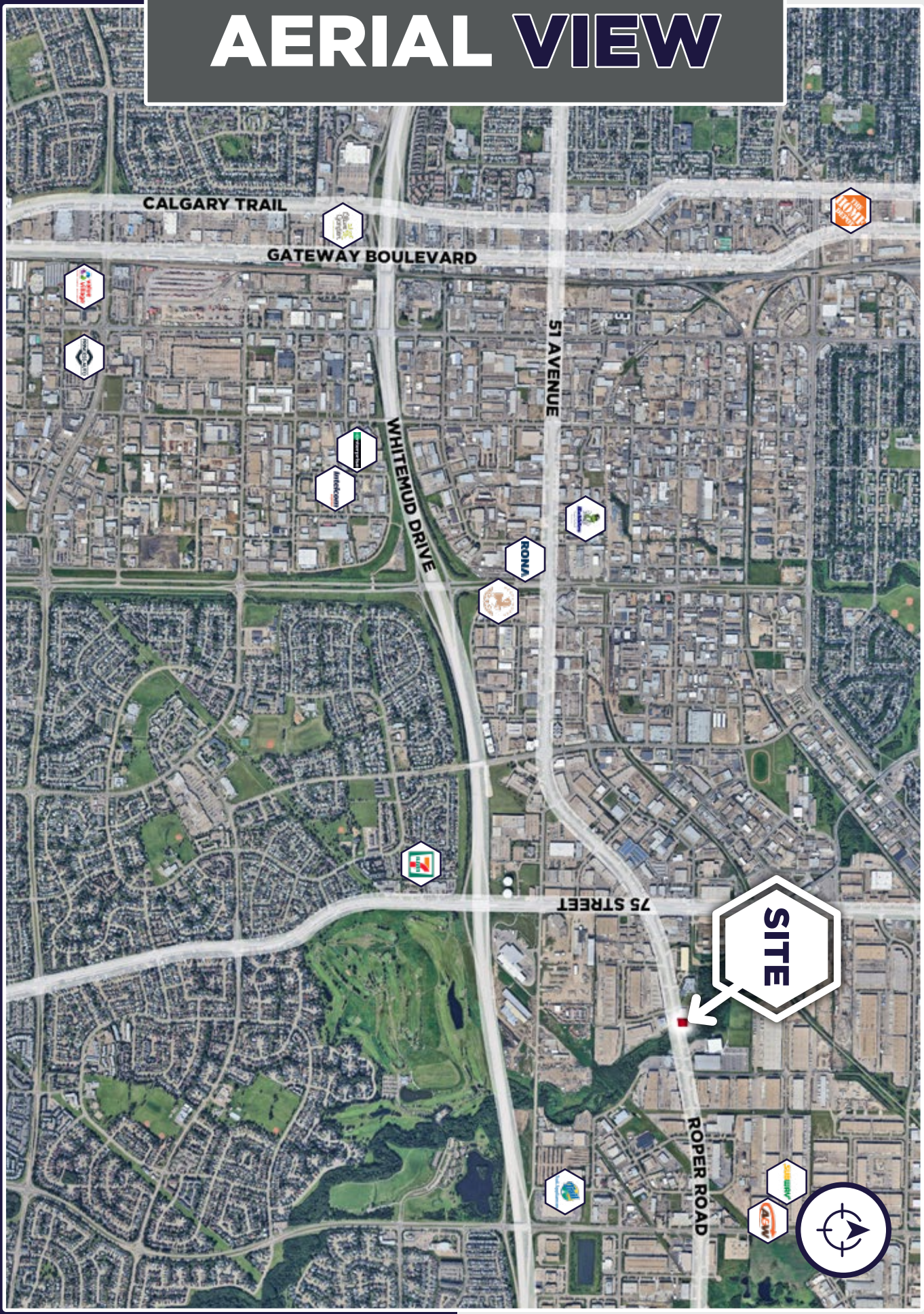
MAIN FLOOR



SECOND FLOOR



AERIAL VIEW


CALGARY TRAIL
GATEWAY BOULEVARD
51 AVENUE
WHITEMUD DRIVE
75 STREET
ROPER ROAD
SITE

KEEP IN TOUCH

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