

FOR SALE/LEASE



NERVAL ON ROPER ROAD

4926/28/30/32 Roper Road,
Edmonton, AB

EXCELLENT OWNER/USER OPPORTUNITY

**1,173 SF - 4,789 SF OF WELL DEVELOPED
MAIN FLOOR RETAIL/OFFICE CONDOS
FOR SALE OR LEASE**



**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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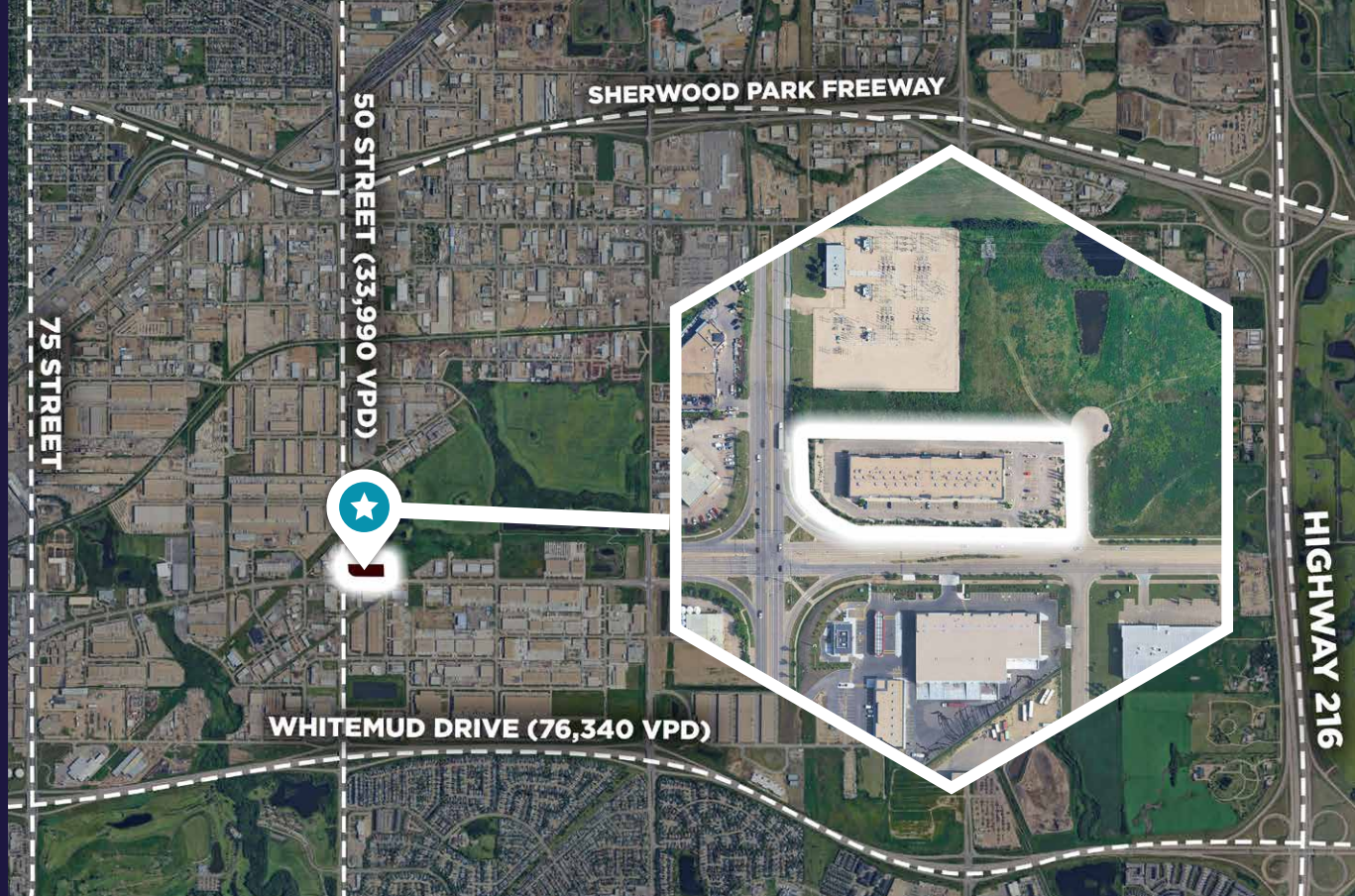
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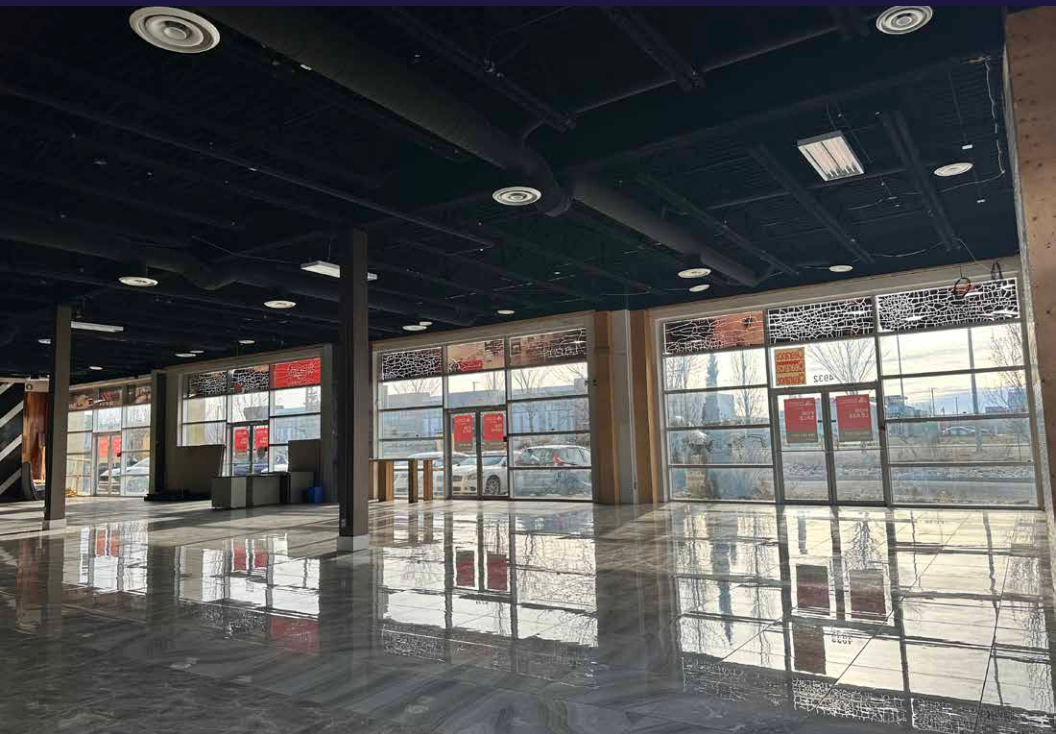
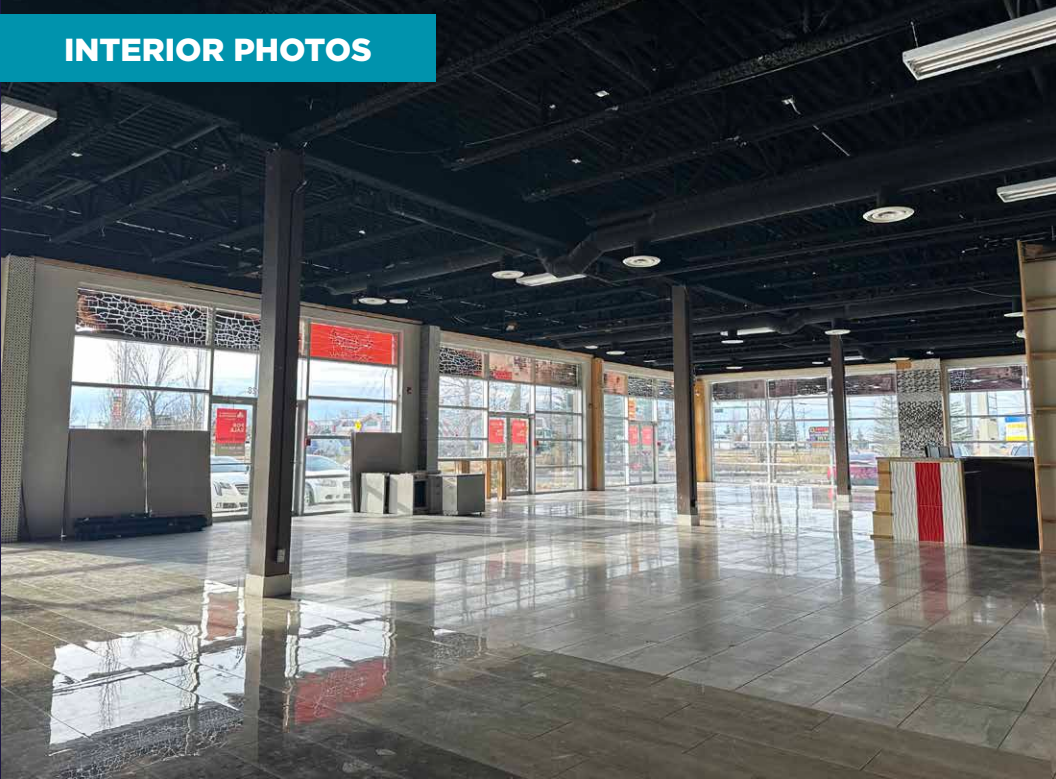
- Four main floor retail/office condos strategically located on the corner of Roper Road and 50th Street
- Excellent vehicle exposure with over 10,500 VPD off 50th Street and 32,500 VPD off Roper Road
- Building and pylon signage opportunities available
- Units are built out with modern industrial design, high exposed ceilings, large showroom, office, lunchroom, washroom and ceiling to floor windows providing an abundance of natural light
- Available retail bays suitable for tenant or owner occupancy
- Rear of property overlooks Capital Business Park which features walking pathways and natural greenspace
- Location provides quick access to major routes including Whitemud Drive, Anthony Henday and Sherwood Park



Municipal Address	4926/28/30/32 Roper Road, Edmonton, AB
Legal Description	Units 25/26/27/28, Condominium Plan 1320795
Zoning	Business Employment (BE)
Neighbourhood	Pylypow Industrial
Building Size	±75,000 SF
Built	2012
Parking	Ample scramble surface stalls

PROPERTY HIGHLIGHTS

INTERIOR PHOTOS



PROPERTY DETAILS

SALE DETAILS:

Unit	SF	Sale Price	Taxes (2025)
#4926	1,173	\$352,200 (\$300 Per SF)	\$9,428.83
#4928	1,173 SF	\$352,200 (\$300 Per SF)	\$9,428.83
#4930	1,216 SF	\$364,800 (\$300 Per SF)	\$9,753.96
#4932 (Corner unit)	1,227 SF	\$429,450 (\$350 Per SF)	\$9,838.77

Condo Fees	\$332.75/month/unit (TBC)
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LEASE DETAILS:

Sizes Available	1,173 - 4,789 SF
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Operating Costs	TBD
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Lease Rates	Market
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Electrical	225 Amps 3 Phase 4 Wire
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PROPERTY PHOTOS



KEEP IN TOUCH



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