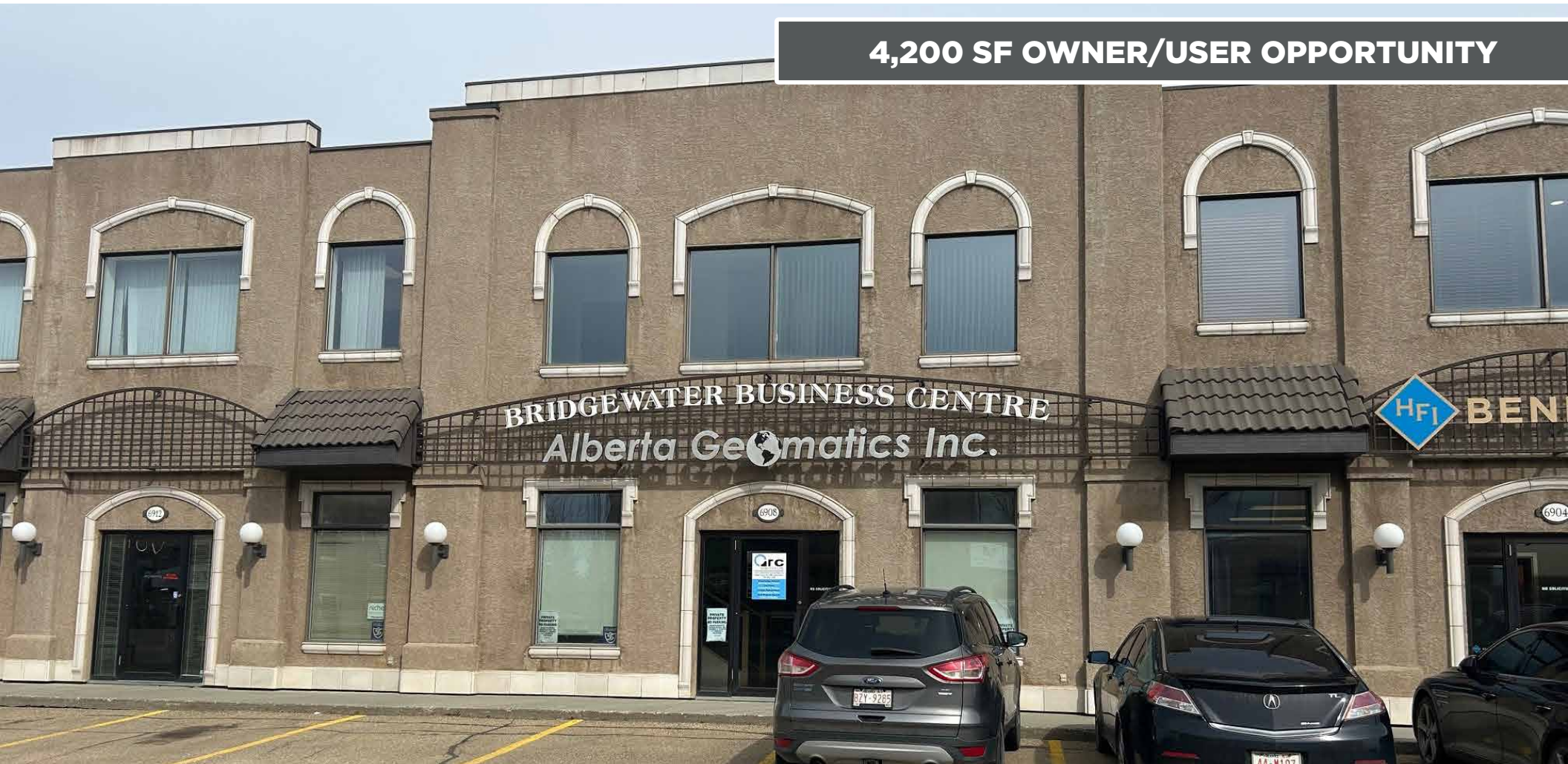


FOR SALE OR LEASE

BRIDGEWATER BUSINESS PARK

6908 Roper Road, Edmonton, AB

4,200 SF OWNER/USER OPPORTUNITY



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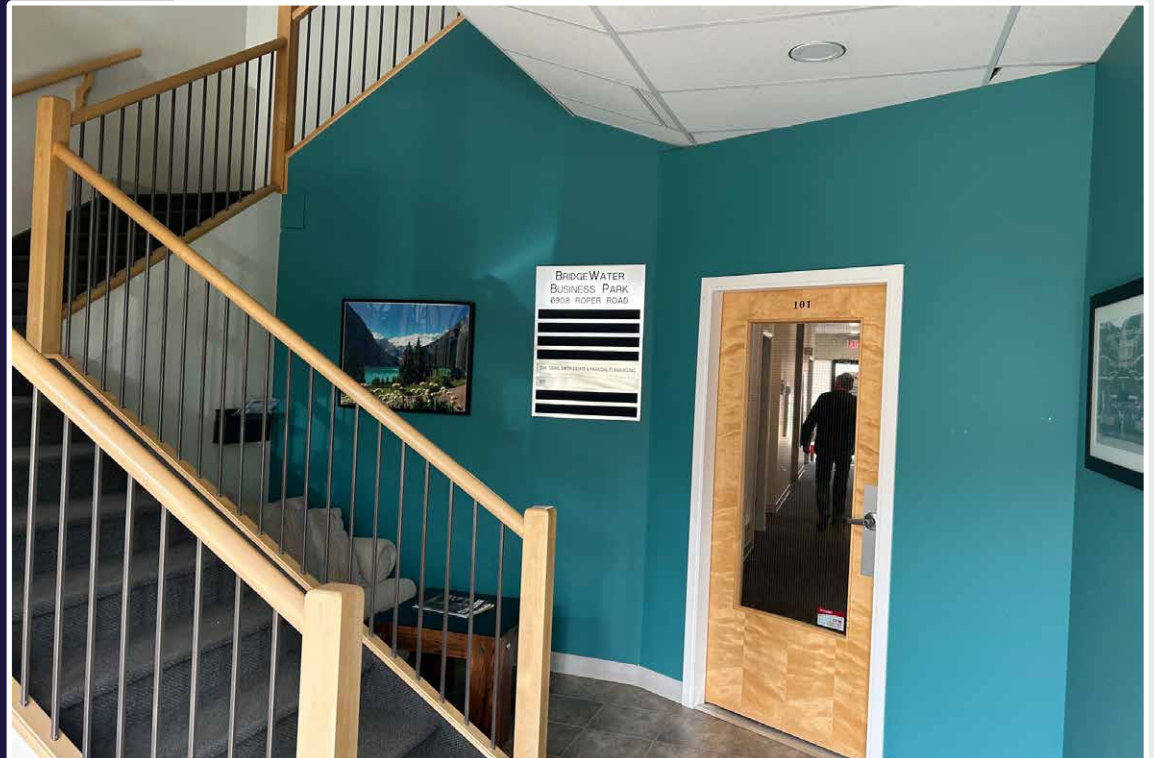
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www.cwedmonton.com

PROPERTY HIGHLIGHTS

- Unique owner/user opportunity to acquire a fully built-out and well developed 2-storey office condo in Southeast Edmonton
- Title for the unit can be split, and new condominium units can be created for 2,100 SF to 4,200 SF
- Main and second floors are also available for lease
- 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





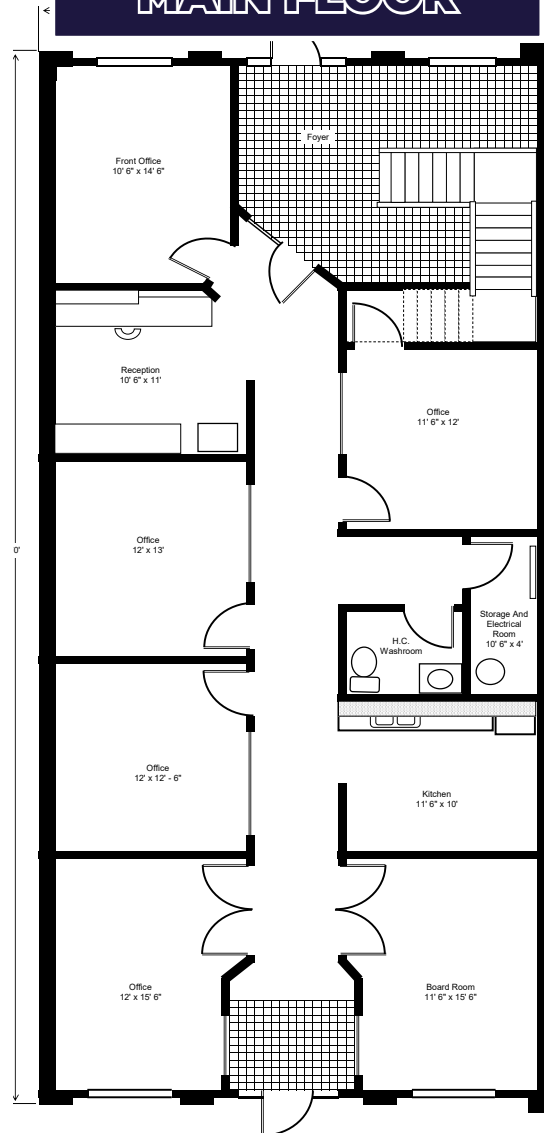
PROPERTY DETAILS

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: 2,100 SF Second Floor: 2,100 SF Total: 4,200 SF
Signage:	Building signage available
2024 Property Taxes:	\$2,218.00 per month
Condo Fees:	\$500.00 per month
Utilities:	\$650.00 per month
Insurance:	\$60.00 per month
Base Rent:	\$16.00 PSF
Operating Costs:	\$9.65 PSF
Asking Price:	\$1,050,000 \$925,000 (\$220.24 PSF)

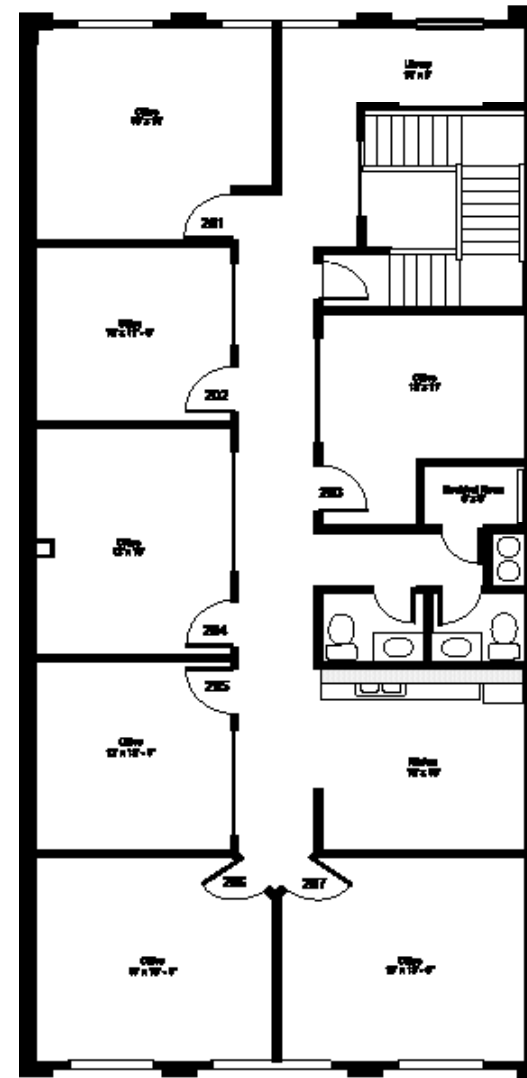
FLOOR PLANS



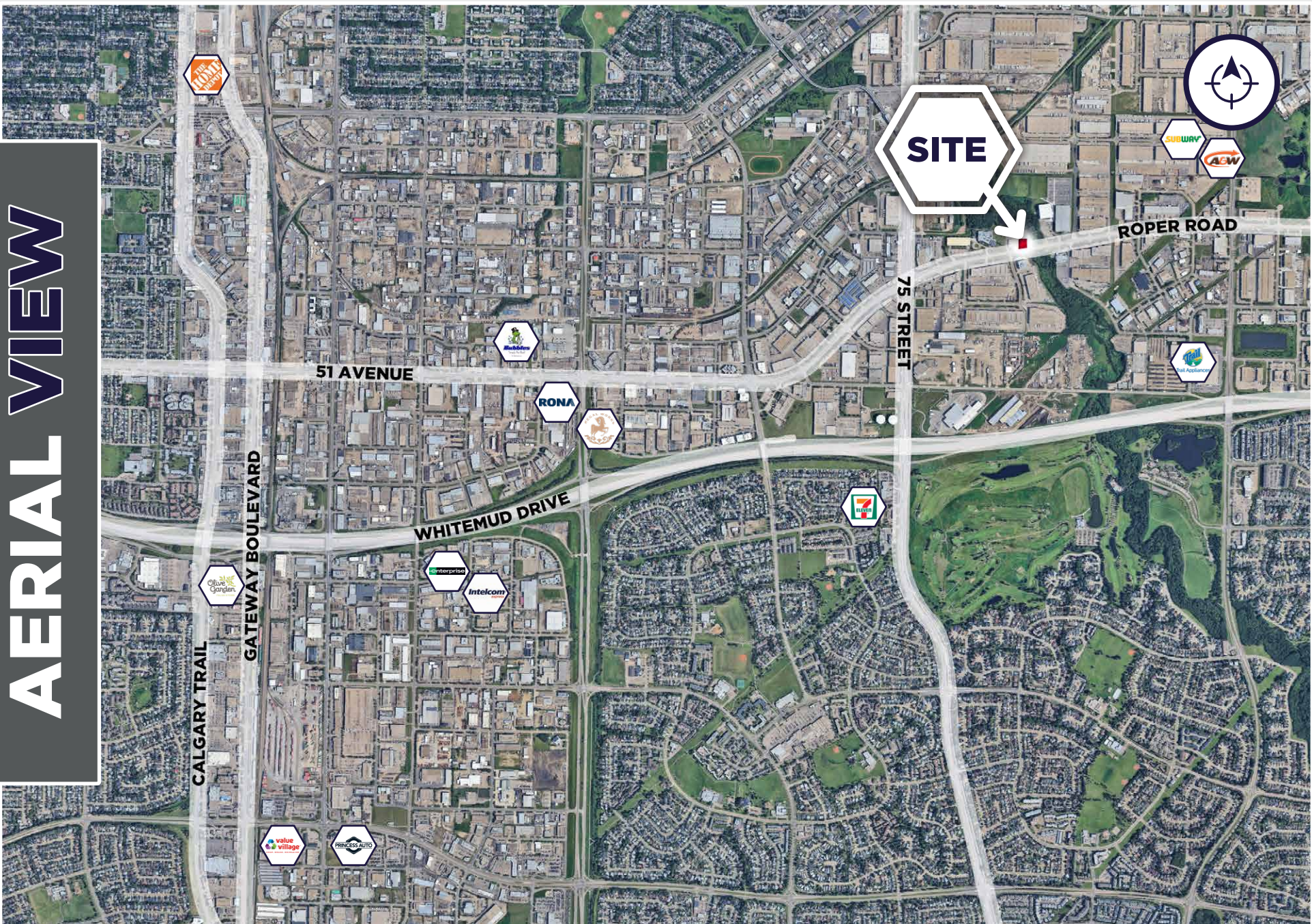
MAIN FLOOR



SECOND FLOOR



AERIAL VIEW



KEEP IN TOUCH



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