



## PROPERTY HIGHLIGHTS

### SOUTHSIDE OFFICE CONDO

#### LOCATION:

6932 ROPER ROAD, EDMONTON, AB

**FOR SALE/LEASE**

- IDEAL OPPORTUNITY FOR OWNER/USER
- IDEAL USES INCLUDE LAWYER OFFICE, ACCOUNTANT, ARCHITECT, ENGINEER AND PSYCHOLOGISTS
- END CAP UNIT FACING NORTH ONTO WALKING PATH AND PARK AREA
- LOCATED ON ROPER ROAD WITH EXCELLENT ACCESS TO 75TH STREET, WHITEMUD DRIVE, 50TH STREET AND ANTHONY HENDAY DRIVE
- HIGH END FINISHED THROUGHOUT
- UNIT COMES WITH 723 SQ.FT GARAGE/STORAGE AREA WITH A 14' OVERHEAD DOOR

# FOR SALE/LEASE

## ROPER ROAD OFFICE CONDO

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



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No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

[WWW.LIZOTTEREAL ESTATE.COM](http://WWW.LIZOTTEREAL ESTATE.COM)

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8



# FOR SALE/LEASE

## SOUTHSIDE OFFICE CONDO

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### LOCATION HIGHLIGHTS

- Local Amenities: Directly borders Mill Creek walking path and is located a few blocks away from a number of Shopping Centres and food services which include Tim Hortons, Mr. Sub, Barbecue Country and Subway
- Other nearby businesses include Ledcor Management, BMW Edmonton, Cycle Works Edmonton, Agat Laboratories and many others
- Nearby neighborhoods include Mill Woods, Bonnie Doon, Jackson Heights and Sherwood Park
- Local population of 137,116 (5 KM)
- Median Household income of \$76,380 (5 KM)
- 54,772 households within 5 KMs of site
- Traffic Count: Over 10,000 VPD on Roper Road and over 40,000 VPD along 75 Street with excellent access to Whitemud Drive and the Anthony Henday



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# FOR SALE/LEASE

## ROPER ROAD OFFICE CONDO

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### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 6932 Roper Road, Edmonton, AB

**LEGAL ADDRESS:** Block 8, Plan 0121405

**TOTAL AREA AVAILABLE:** 4,362 Sq.Ft (+/-)

- 2,562 Sq.Ft of main floor demised into a lobby area, three meeting rooms, two bathrooms, kitchen, and 723 Sq.Ft (+/-) garage
- 1,800 Sq.Ft second floor space demised into ten offices

**ZONING:** IB (Industrial Business)

**PARKING:** 8 designated stalls and ample surface parking

**LOADING:** (1) 14' overhead door with 723 Sq.Ft (+/-) of garage/storage space with 20' ceilings

**POSSESSION:** 30 days

**CONDO FEES:** \$500/Month + G.S.T. (Utilities not included)

**PROPERTY TAXES:** \$13,055.04 (2017 est.)

**PURCHASE PRICE:** \$ 1,299,500.00

**OP. COSTS:** TBC

**LEASE RATE:** Market

### MORE INFORMATION

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