



4926/28 Roper Road, Edmonton

Retail / Office Condos



PROPERTY DETAILS

Address:	4926/28 Roper Road, Edmonton
Legal:	Units 25/26, Condominium Plan 1320795
Zoning:	IB (Industrial Business)
Year Built:	2012
Main Floor Size:	2,346 SF (+/-)
Signage:	Building & Pylon
Parking:	Scramble Parking
Condo Fees:	\$540.00 / Month (TBC)
Property Taxes:	\$16,230.62 (2024 Estimate)
Sale Price:	\$879,750.00



PROPERTY HIGHLIGHTS

- Main floor high exposure condo units
- Direct exposure to 50 Street (31,700 VPD) and Roper Road (5,400 VPD)
- Located within the "Nerval Roper Road" condo complex
- Owner/user opportunity
- High quality built out units with a lunchroom, washroom, private office and open showroom
- May be purchased separately or combined with adjacent units (4930/32)



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

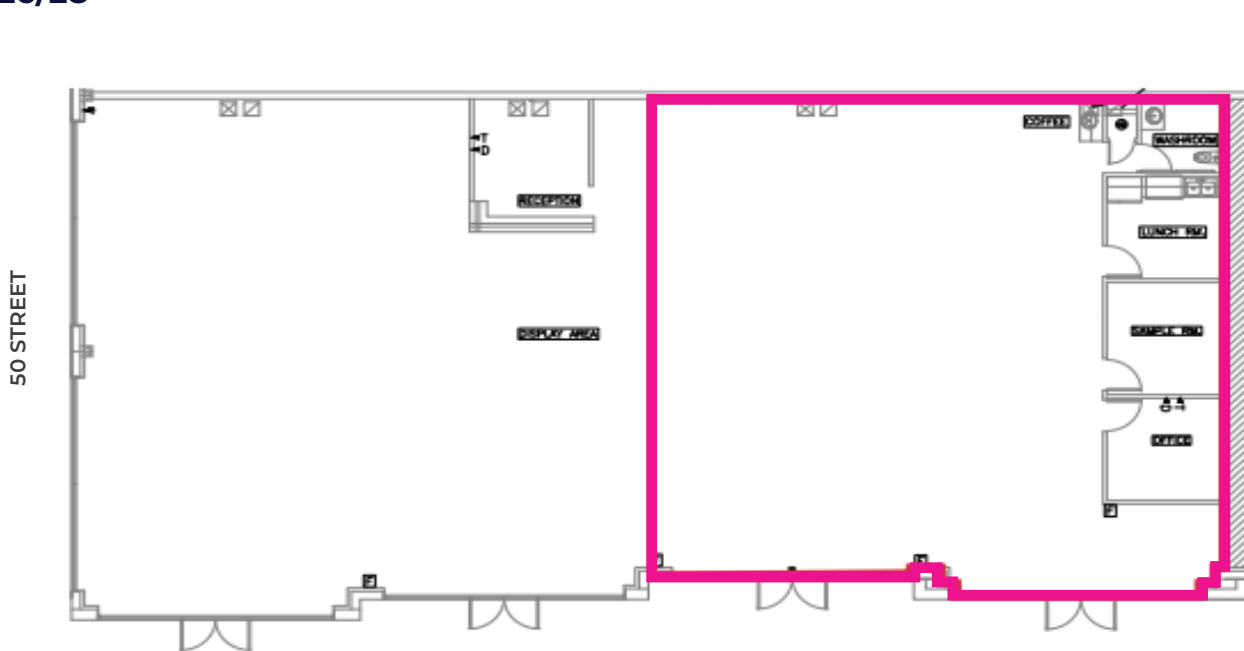
PROPERTY FEATURES

4926/28 Roper Road, Edmonton



FLOOR PLANS

UNITS 26/28



*Floor plans for illustrative purposes only

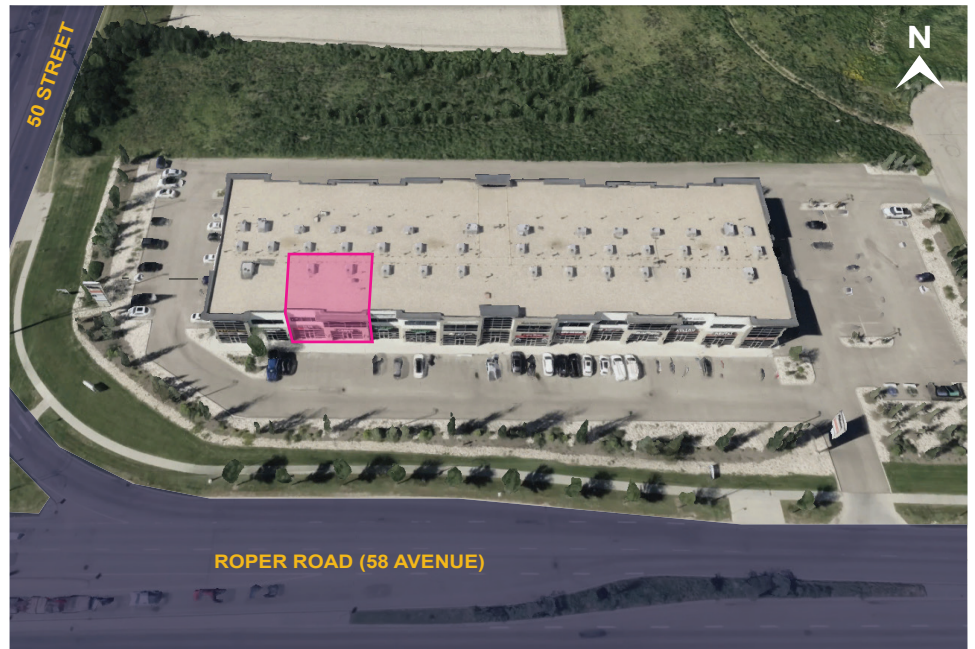
ROPER ROAD (58 AVENUE)



- Quick access to major thoroughfares including 50 Street, Whitemud Drive (Highway 14), 75 Street and 34 Street
- The area offers quick access to multiple amenities including gas stations, quick food services and convenience

PROPERTY SPECIFICATIONS

Ceiling Height:	13.5' (TBC)
Loading:	Double man door
Heating:	Rooftop units
A/C:	Yes



Disclaimer: This disclaimer applies to AICRE COMMERCIAL. The information set out, including, without limitation, any projections, images, opinions, estimates or assumptions obtained from third parties has not been verified, and AICRE COMMERCIAL does not guarantee or represent the accuracy or completeness of the information. The recipient of the information should take steps they deem necessary to verify the information. The information may change at any time.



Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

Colton Colquhoun
 Associate Broker
 780-830-9120
 colton@aicrecommercial.com

Meadow Kenney
 Associate
 780-271-4845
 meadow@aicrecommercial.com