



4930/32 Roper Road, Edmonton

Retail / Office Condos



## PROPERTY DETAILS

Address:	4930/32 Roper Road, Edmonton
Legal:	Units 27/28, Condominium Plan 1320795
Zoning:	IB (Industrial Business)
Year Built:	2012
Main Floor Size:	2,443 SF (+/-)
Signage:	Building & Pylon
Parking:	Scramble Parking
Condo Fees:	\$540.00 / Month (TBC)
Property Taxes:	\$16,834.96 (2024 Estimate)
Sale Price:	\$974,750.00



## PROPERTY HIGHLIGHTS

- High exposure main floor end cap 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 (4926/28)



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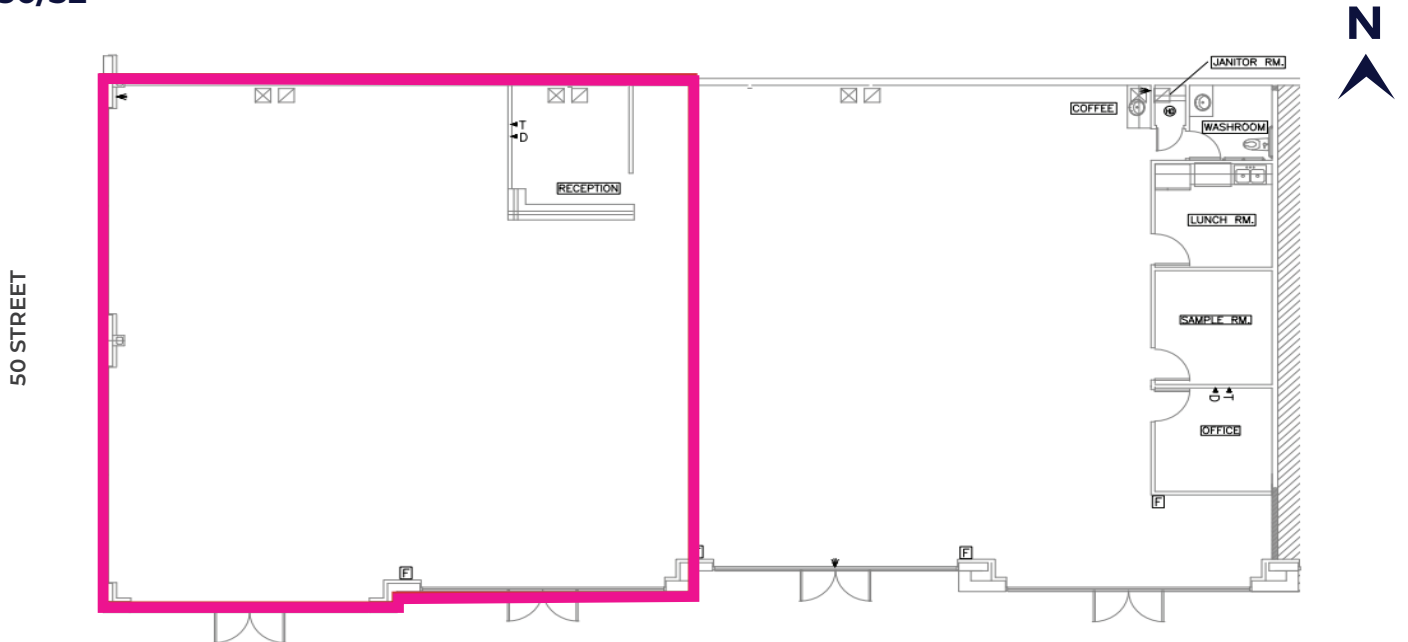
# PROPERTY FEATURES

4930/32 Roper Road, Edmonton



# FLOOR PLANS

## UNITS 30/32



\*Floor plans for illustrative purposes only

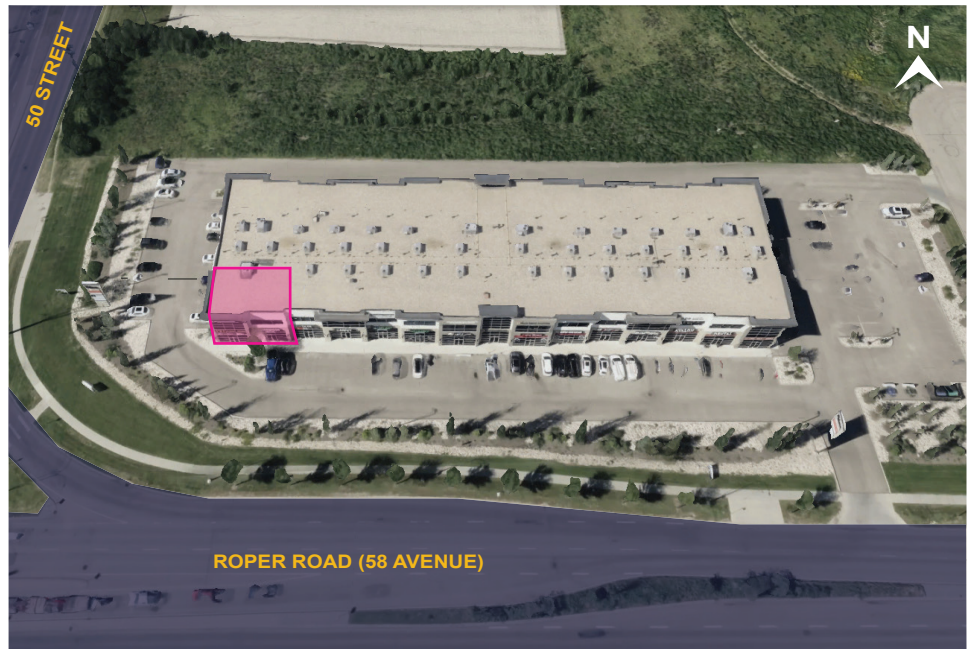
ROPER ROAD (58 AVENUE)



- 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



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