



4926-32 Roper Road, Edmonton

Retail / Office Condos



PROPERTY DETAILS

Address:	4926/28/30/32 Roper Road, Edmonton
Legal:	Units 25/26/27/28, Condominium Plan 1320795
Zoning:	IB (Industrial Business)
Condo Fees:	\$332.75 / month per unit (2025 TBC)
Property Taxes:	\$9,800.00 / unit (2025 TBC)

Unit #4926

Size:	1,173 SF (+/-)
Lease:	\$29.50 / SF
Sale Price:	\$440,000.00

Unit #4930

Size:	1,216 SF (+/-)
Lease:	\$27.50 / SF
Sale Price:	\$455,000.00

Unit #4928

Size:	1,173 SF (+/-)
Lease:	\$27.50 / SF
Sale Price:	\$440,000.00

Unit #4932

Size:	1,227 SF (+/-)
Lease:	\$35.00 / SF
Sale Price:	\$550,000.00



PROPERTY HIGHLIGHTS

- Main floor high exposure condos
- Vacant retail bays ready for tenant or owner/user
- Direct exposure to 50 Street (31,700 VPD) and Roper Road (5,400 VPD)
- Located within the "Nerval Roper Road" condo complex
- High quality built out units with a lunchroom, wash-room, private office and open showroom
- Condo fees include insurance, common area utilities and outside maintenance including snow removal, yard maintenance and admin fees

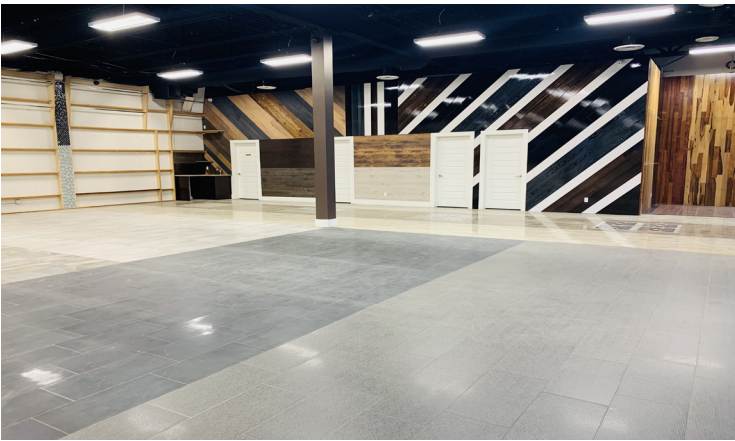


Jim McKinnon
 Broker / Partner
 780-719-8183
 jim@aicrecommercial.com

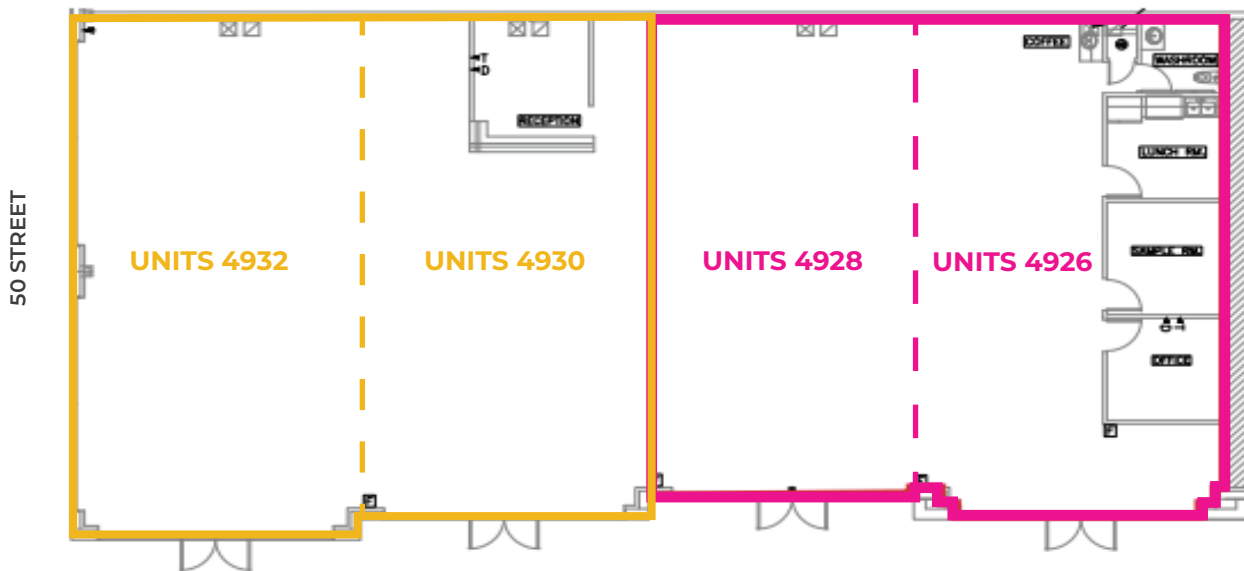
Erin Oatway
 Partner / Associate
 780-218-7585
 erin@aicrecommercial.com

PROPERTY FEATURES

4926-32 Roper Road, Edmonton



FLOOR PLANS



*Floor plans for illustrative purposes only

ROPER ROAD (58 AVENUE)

PROPERTY LOCATION

4926-32 Roper Road, Edmonton

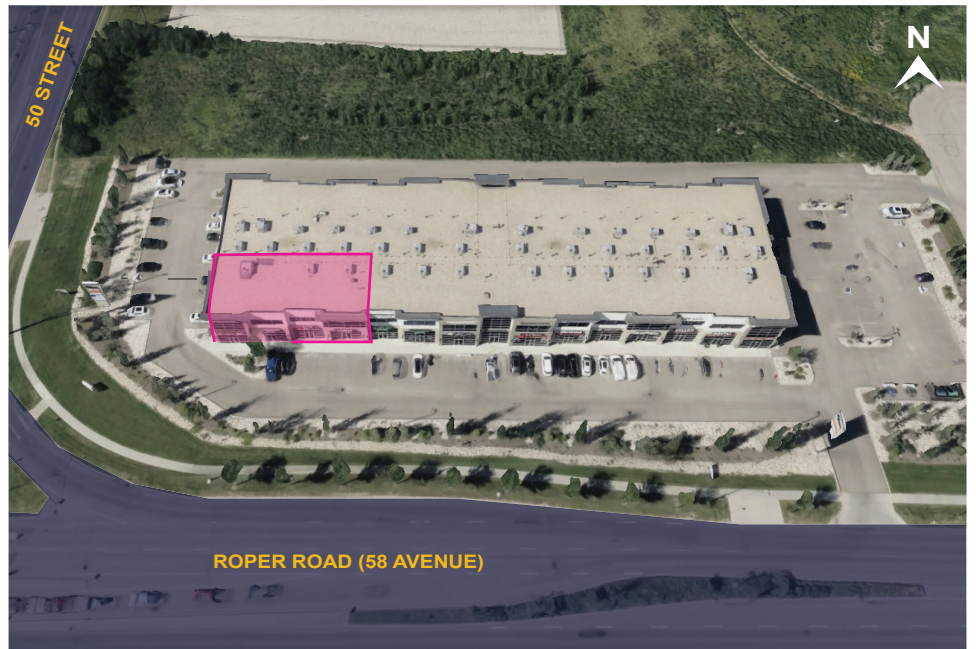
Neighbourhood features:



- Quick access to major thoroughfares including 50 Street, Whytemud 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
Signage:	Building & Plyon
Parking:	Scramble Parking
Year Built:	2012



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

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