

# Report for 6904 Roper Road, Edmonton

Prepared May 07, 2026

## Presented By

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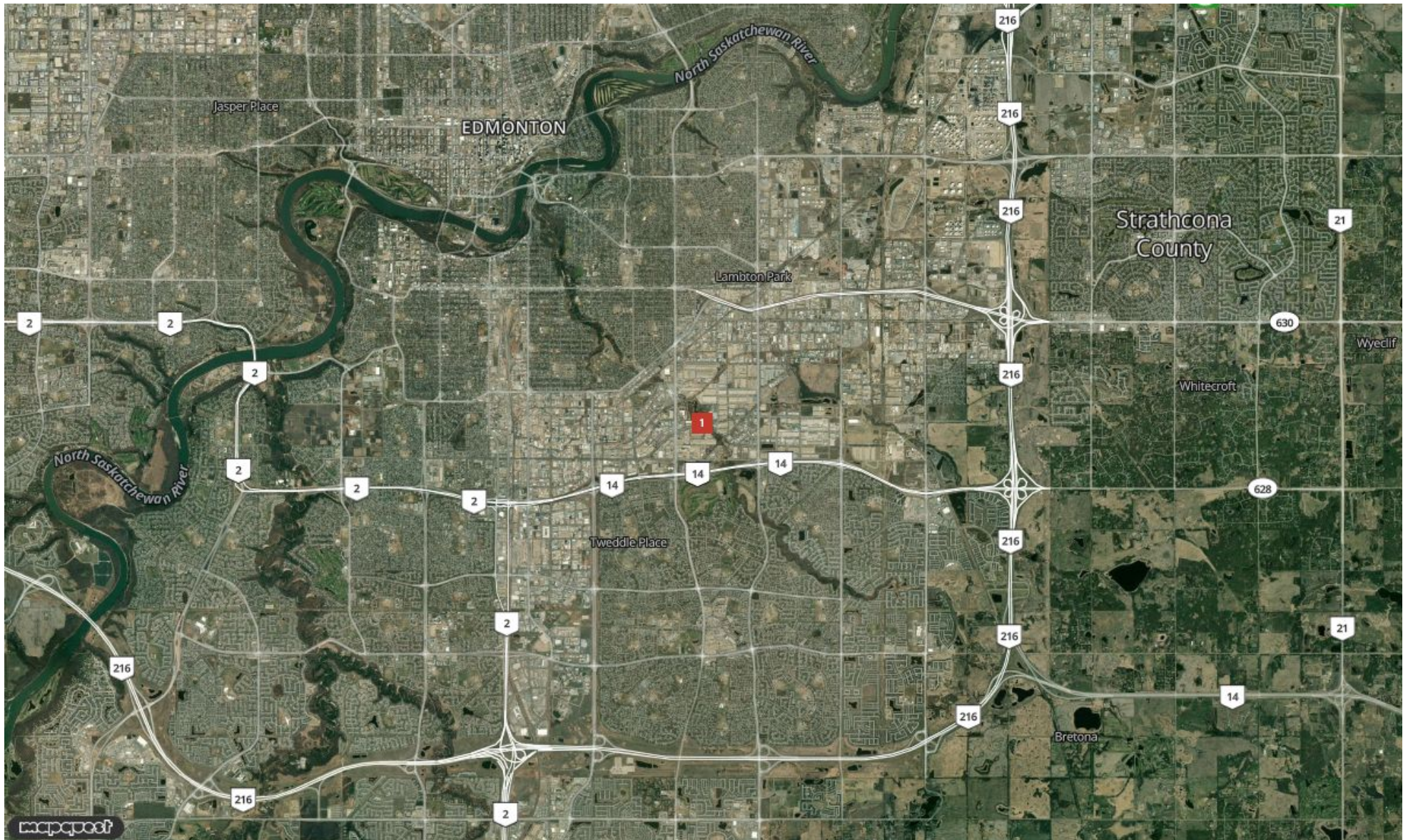
**Gerald Tostowaryk**  
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# Report for 6904 Roper Road, ...

**MOODY'S**

Royal LePage Arteam Realty

203-14101 West Block Dr Edmonton, AB T5N1L5 | 780-456-5656



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**MOODY'S**

## Leasehold (Condos)

6960 Roper Road, Edmonton, AB, T6B 3H9

Office: General Sublease

Prepared on May 07, 2026

1 of 1 Listings



### Listing Details | Office Sublease

Suite	200
Sublease, Exp. Date	Yes, 12/30/2033
Total Available Space	1,650 SF
Min Div/Max Contig	Not present/1,650 SF
Asking Rate	\$2,800 Monthly
Lease Type	Gross
Expenses	-
Possession	30 Days
Lease Terms	As per head lease
Show Instructions	Call broker
Rent Esc. Type	Stepped

Renewal	Yes
Divisible	Not present
Vacant	No
Available Date	Now
Days On Market	6 days
Date Listed	5/01/2026
Last Modified	5/07/2026
Listing ID	44803898
Offices	3
Restrooms	1
Parking Spaces	2

### Description

Sublease. Tenant has existing lease until December 30, 2033. Beautifully appointed second floor office space. 1650 rentable area at \$2800/mo gross lease includes utilities. Subtenant responsible for telephone, cable/internet, tenant's insurance, business license and taxes, tenant improvements, janitorial. Up to two parking stalls included. Potential to also lease 750 sq ft of shop/warehouse with grade door at extra cost.

### Property Features

#### Location Details

Address	6960 Roper Road, Edmonton, AB, T6B...	Name	Bridgewater Business Park
Zoning	IB		

## Building Details

Sub Type	<b>General</b>	Primary Constr. Type	<b>Wood</b>
Building Status	<b>Existing</b>	Occupancy Type	<b>Multi-tenant</b>
Building Size	<b>4,050 SF</b>	Building Class	<b>B</b>
Land Size	<b>0.05 Acres / 2,379 SF</b>	Parking Spaces	-
Number of Buildings	<b>4</b>	Parking Ratio	-
Number of Floors	<b>2</b>	Condominiumized	<b>Yes</b>
Year Built	<b>2002</b>		

## Owner Contact Information

### Legal Owner

Not Available

### True Owner

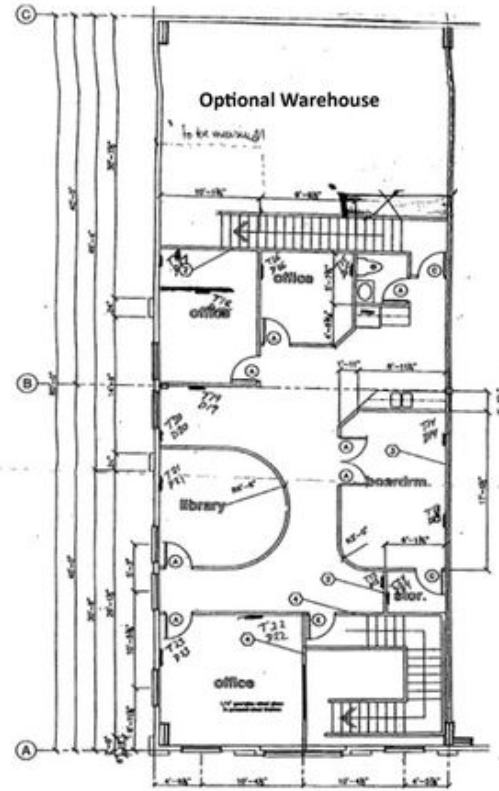
Not Available

## Property Listings

7 Listings | 1,284 - 7,380 SF | Negotiable

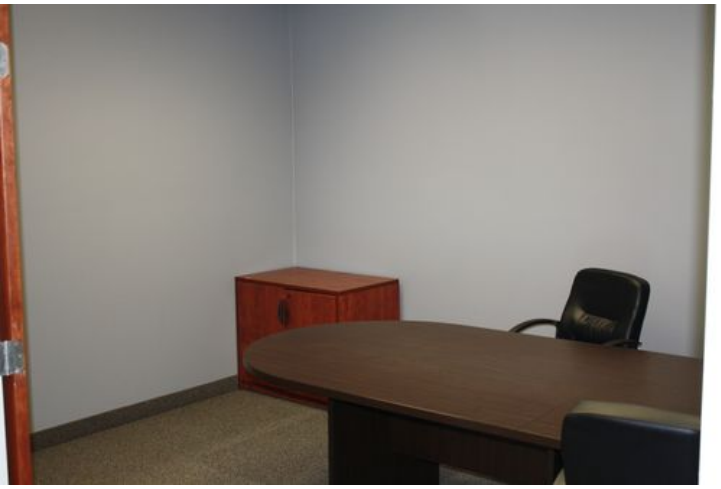
Type	Condo	Space Use	Suite	Available Space	Rate	Available
Sublease	No	-	200	1,650 SF	\$2,800 Month Gross	Now
For Lease	-	Office	Unit 6912	1,284 SF	\$12.00 Annual/SF NNN	Now
For Sale	-	Office	Unit 6920	4,200 SF	\$800,000	Now
For Lease	-	Office	Unit 6920	4,200 SF	\$12.00 Annual/SF NNN	Now
For Sale	-	Office	Unit 6936...	7,380 SF	\$1,640,000	Now
For Sale	-	Office	Unit 6956	4,200 SF	\$800,000	Now
For Lease	-	Office	Unit 6956	4,080 SF	\$12.00 Annual/SF NNN	Now

## Additional Photos



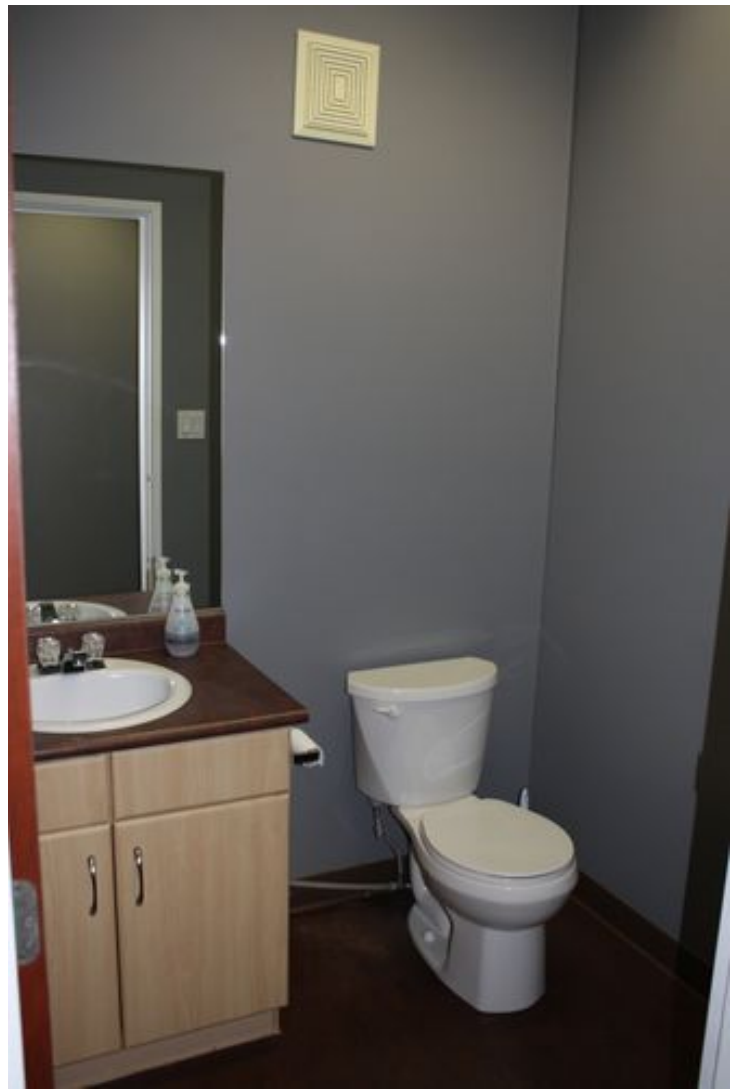












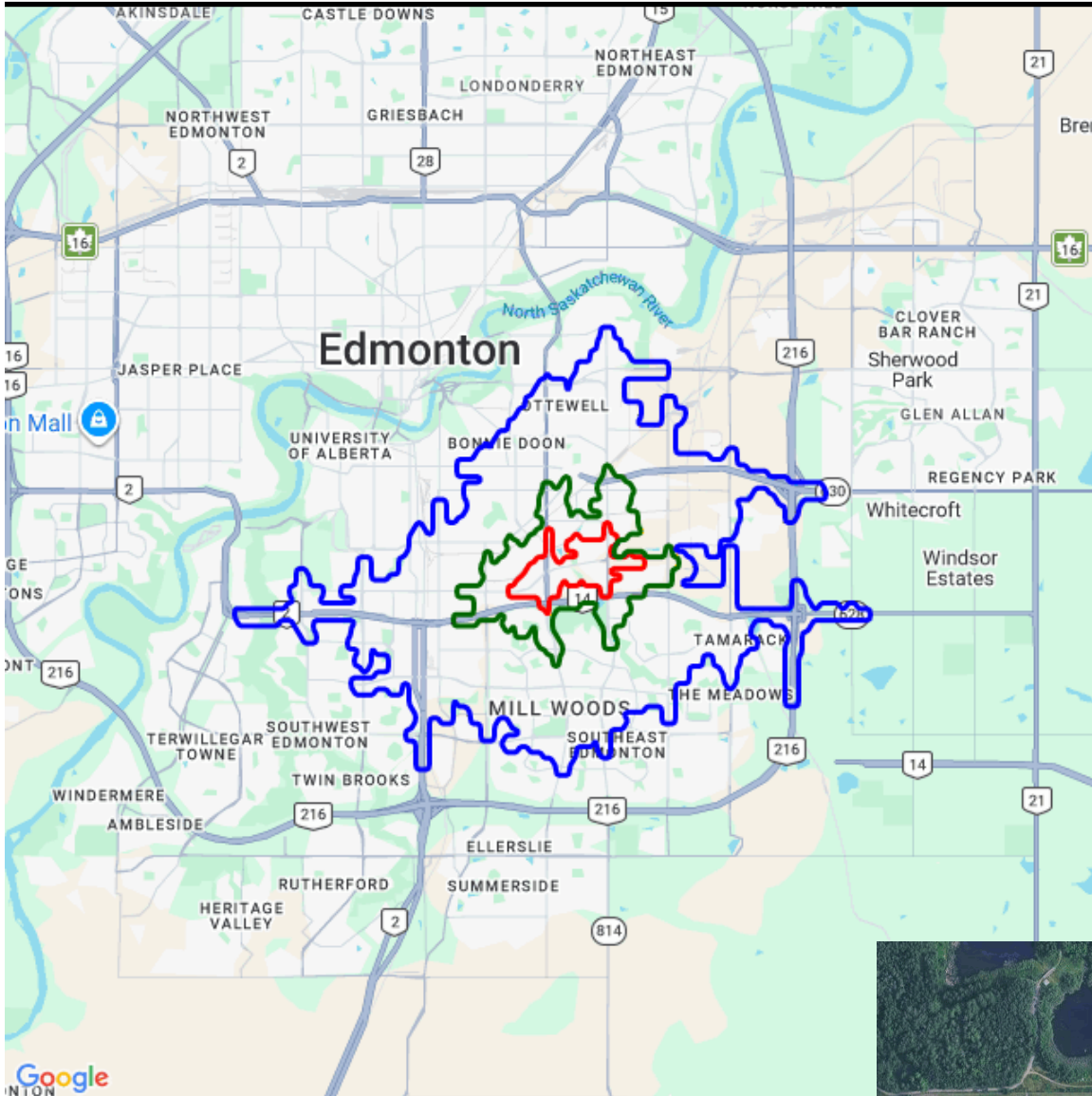
## Contact



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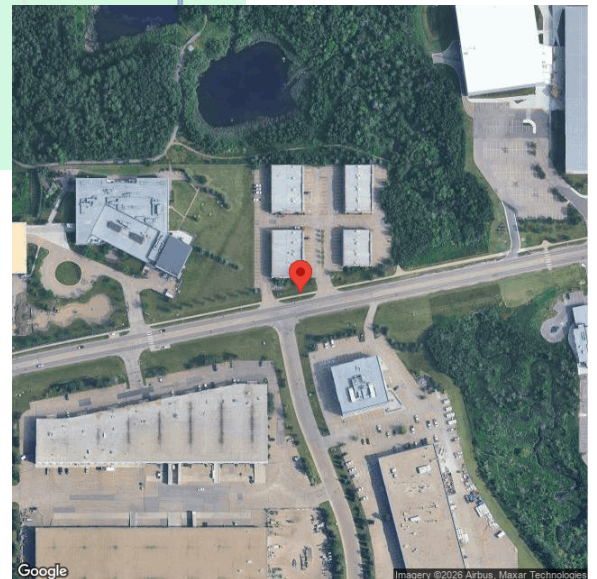
## Demographic Report



## Bridgewater Business Park

### Population

Distance	Male	Female	Total
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MOODY'S  
 ANALYTICS

Catylist

## Population by Distance and Age (2020)

No Data Available

## Ethnicity within 5 Minute

No Data Available



### Home Ownership 3 Minute

No Data Available

### Home Ownership 5 Minute

No Data Available

### Home Ownership 10 Minute

No Data Available

## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
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## Labor & Income

Agriculture Mining Construction Manufacturing Wholesale Retail Transportaion Information Professional Utility Hospitality Pub-Admin Other

### Household Income

No Data Available

Radius Median Household Income

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Radius Average Household Income

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Radius Aggregate Household Income

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### Education

3-Minute 5-Minute 10-Minute

## Tapestry

3-Minute 5-Minute 10-Minute

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# Bridgewater Business Park



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## Expenditures

3-Minute      %                                      5-Minute      %                                      10-Minute      %

## Expenditures (Continued)

3-Minute      %                                      5-Minute      %                                      10-Minute      %

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant



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