

FOR SALE/LEASE



NERVAL ON ROPER ROAD

4926/28/30/32 Roper Road,
Edmonton, AB

EXCELLENT OWNER/USER OPPORTUNITY

**1,173 SF - 4,789 SF OF WELL DEVELOPED
MAIN FLOOR RETAIL/OFFICE CONDOS
FOR SALE OR LEASE**

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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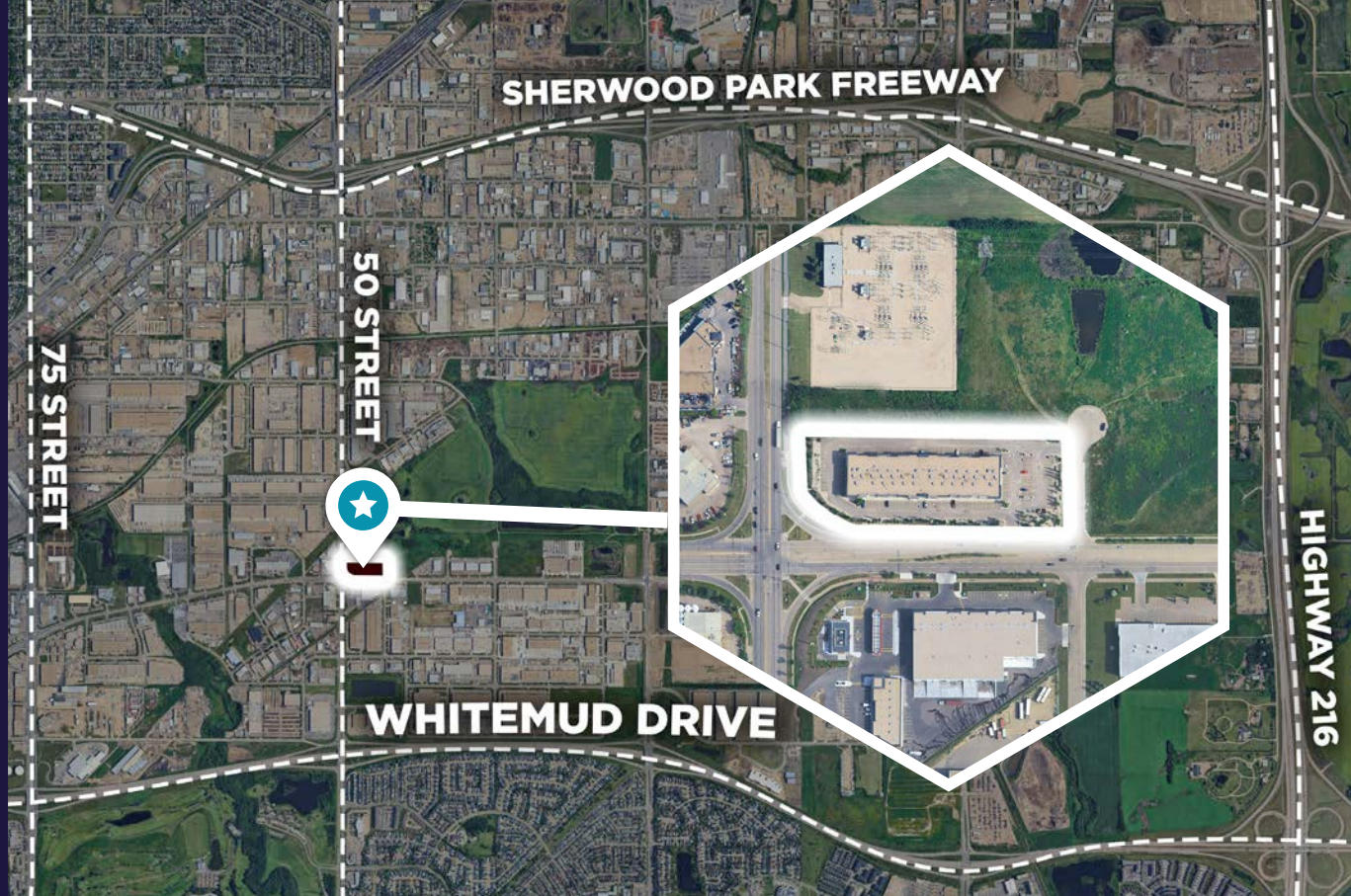
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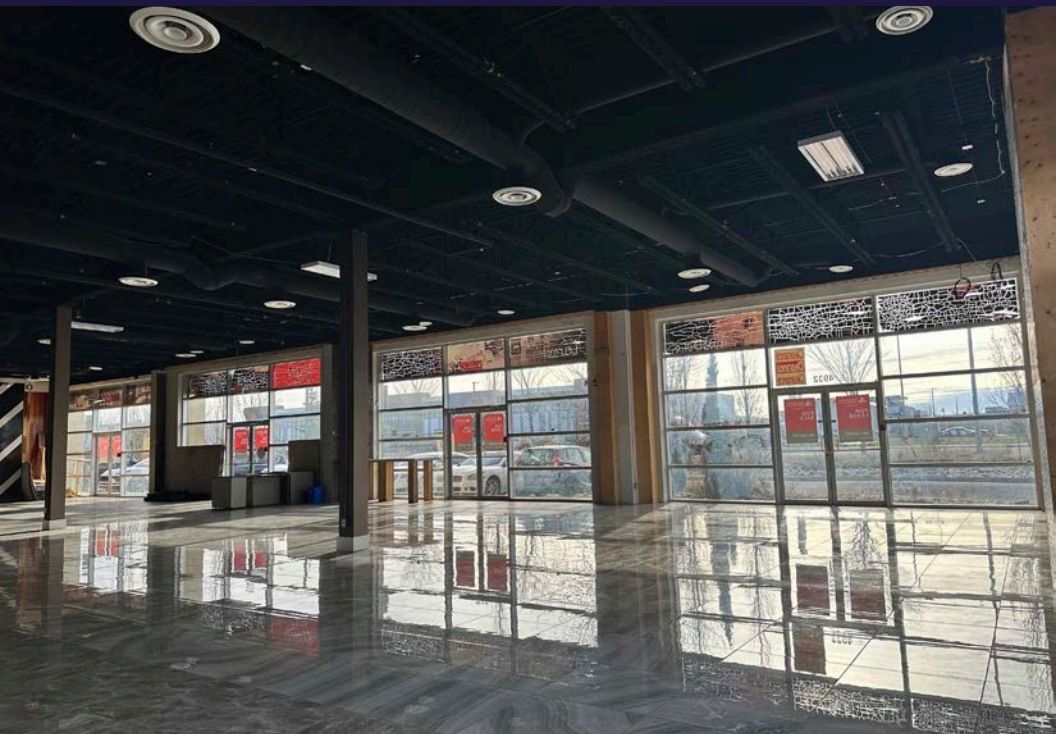
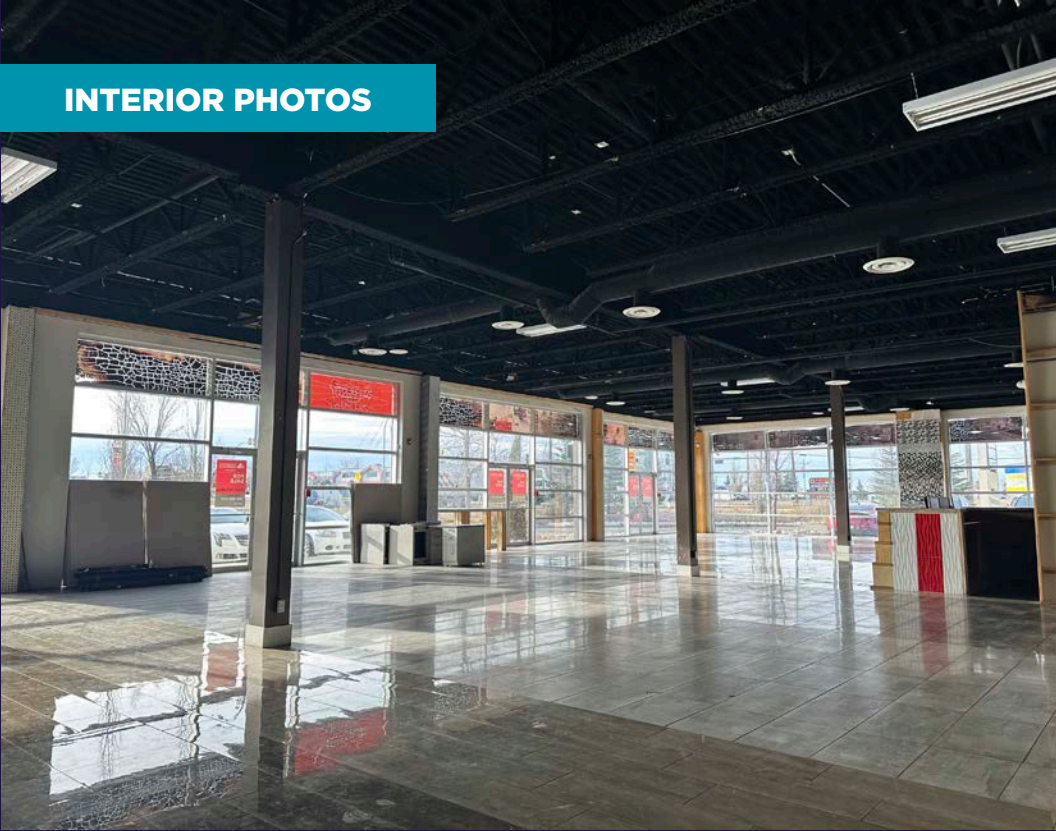
- Four main floor retail/office condos strategically located on the corner of Roper Road and 50th Street
- Excellent vehicle exposure with over 10,500 VPD off 50th Street and 32,500 VPD off Roper Road
- Building and pylon signage opportunities available
- Units are built out with modern industrial design, high exposed ceilings, large showroom, office, lunchroom, washroom and ceiling to floor windows providing an abundance of natural light
- Available retail bays suitable for tenant or owner occupancy
- Rear of property overlooks Capital Business Park which features walking pathways and natural greenspace
- Location provides quick access to major routes including Whitemud Drive, Anthony Henday and Sherwood Park



PROPERTY HIGHLIGHTS

| | |
|--------------------------|---|
| Municipal Address | 4926/28/30/32 Roper Road, Edmonton, AB |
| Legal Description | Units 25/26/27/28, Condominium Plan 1320795 |
| Zoning | Business Employment (BE) |
| Neighbourhood | Pylypow Industrial |
| Building Size | ±75,000 SF |
| Built | 2012 |
| Parking | Ample scramble surface stalls |

INTERIOR PHOTOS



PROPERTY DETAILS

SALE DETAILS:

| Unit | SF | Sale Price | Taxes (2025) |
|------------------------|----------|---------------------------|--------------|
| #4926 | 1,173 | \$352,200 (\$300 Per SF) | \$9,428.83 |
| #4928 | 1,173 SF | \$352,200 (\$300 Per SF) | \$9,428.83 |
| #4930 | 1,216 SF | \$364,800 (\$300 Per SF) | \$9,753.96 |
| #4932 (Corner unit) | 1,227 SF | \$429,450 (\$350 Per SF) | \$9,838.77 |
| Condo Fees | | \$332.75/month/unit (TBC) | |

LEASE DETAILS:

| | |
|------------------------|-------------------------|
| Sizes Available | 1,173 - 4,789 SF |
| Operating Costs | TBD |
| Lease Rates | Market |
| Electrical | 225 Amps 3 Phase 4 Wire |

PROPERTY PHOTOS



KEEP IN TOUCH

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