



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)
Year Built:	2012
Main Floor Size:	4,789 (2,346 + 2,443) SF (+/-)
Signage:	Building & Pylon
Parking:	Scramble Parking
Condo Fees:	\$540.00 / Month / Condo (TBC)
Property Taxes:	\$16,834.96 + \$16,230.62 (2024 Estimate)
Sale Price:	\$1,854,500.00



## PROPERTY HIGHLIGHTS

- Main floor high exposure condos
- 4930/32 are 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



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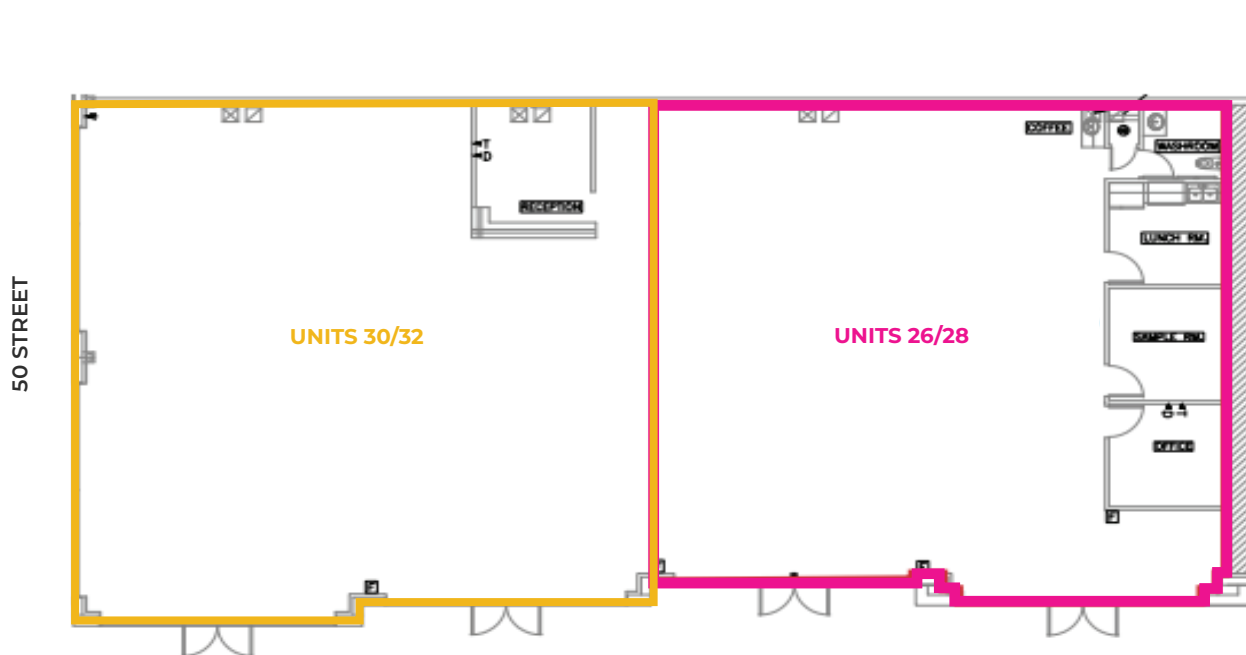


## PROPERTY FEATURES

4926-32 Roper Road, Edmonton



## FLOOR PLANS



\*Floor plans for illustrative purposes only

ROPER ROAD (58 AVENUE)



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



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