

FOR SALE

NAI Commercial

OFFICE/WAREHOUSE CONDO



7331-33 ROPER ROAD NW | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- Professionally developed office/warehouse with a kitchen and barrier free washrooms
- 3,003 sq.ft.± unit (main floor)
- Approximately 350 sq.ft.± second floor mezzanine
- Abundance of natural light
- Great exposure to 75 Street

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NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM

ADDITIONAL INFORMATION

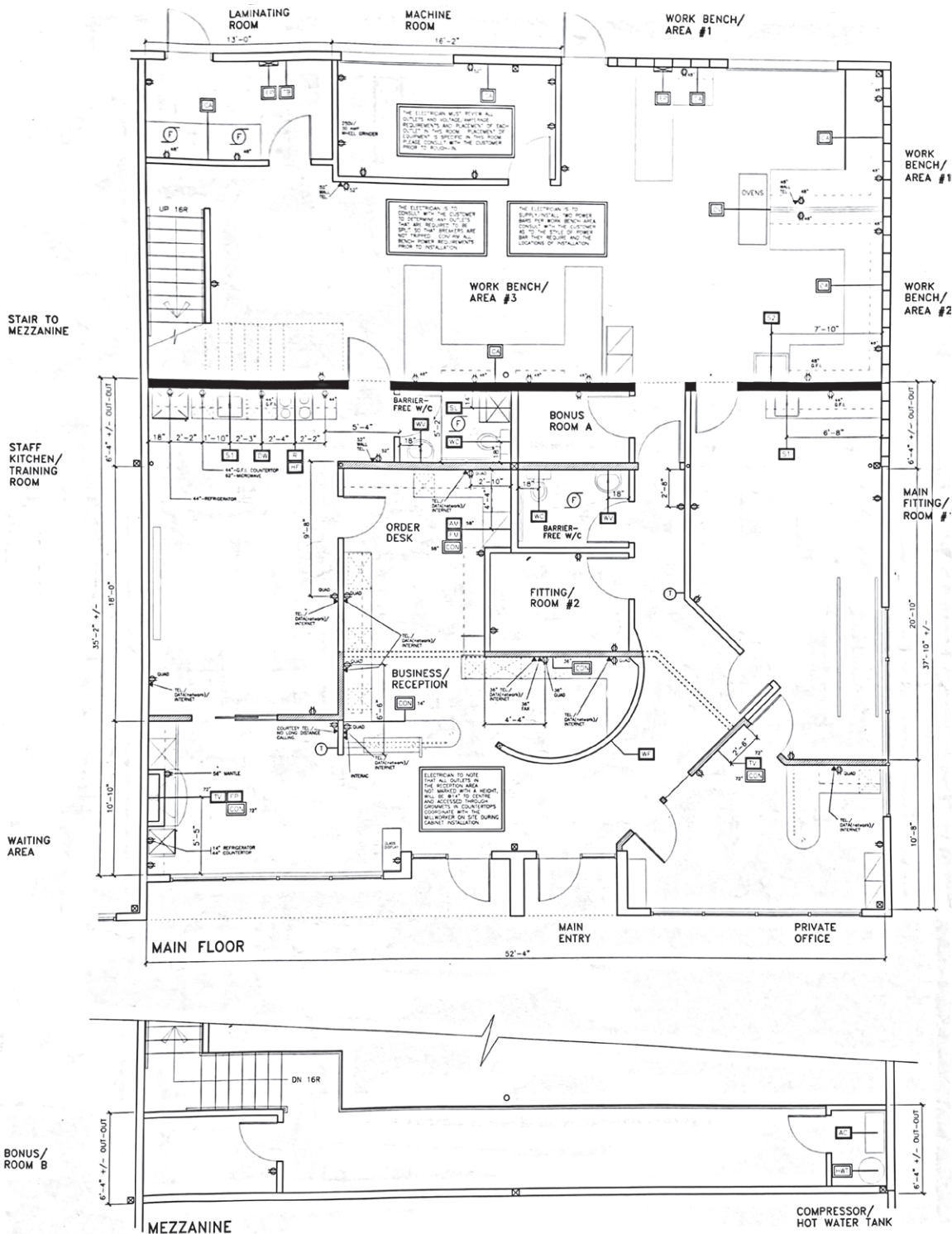
SIZE AVAILABLE	3,003 sq.ft.± main floor
LEGAL DESCRIPTION	Condo Plan 0822577, Units 7 & 8
ZONING	BE (Business Employment)
MEZZANINE	350 sq.ft.±
LOADING	(2) 8'x8' Dock doors
POWER	3 phase; 208 volt, 200 amp (TBC)
CEILING HEIGHT	21' clearance
CONDO FEES	\$1,290.57/month (2026) includes building insurance, common area maintenance, management fees, water and garbage. Tenant pays gas and electricity.
PROPERTY TAXES	\$33,191.76 (2025)
SALE PRICE	\$775,000 \$720,000
NOTES	The 2026 assessment has been reduced \$142,500, so there is a substantial tax reduction



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