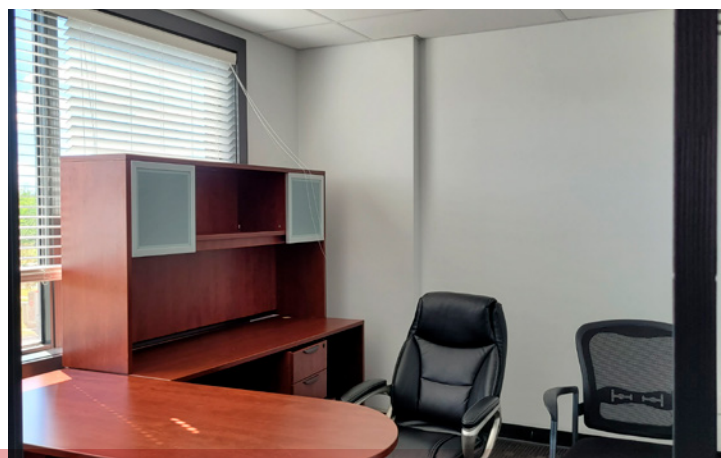


FOR SALE OR LEASE

BRIDGEWATER BUSINESS PARK

NAICommercial



6952 ROPER ROAD | EDMONTON, AB | OFFICE SPACE

PROPERTY HIGHLIGHTS

- 4,800 sq.ft.± office condo demised over two floors
- Includes boardroom, kitchenette, 14 offices and a spacious meeting area
- Scramble parking
- Excellent access from Roper Road, Whitemud Drive and 75th Street

DON ROBINSON

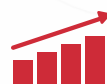
Senior Associate
587 635 2490
drobinson@naiedmonton.com

HARRIS VALDES

Associate
587 635 5611
hvaldes@naiedmonton.com



140,368
DAYTIME POPULATION



2.6%
ANNUAL GROWTH 2023 - 2033



94,729
EMPLOYEES

7,265
BUSINESSES



\$3.98B
TOTAL CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	2,400 sq.ft.± main floor 2,400 sq.ft.± second floor 4,800 sq.ft.± total
LEGAL DESCRIPTION	Condominium Plan 0121405, Unit 13
ZONING	Business Employment (BE)
YEAR BUILT	2002
PARKING	Scramble
LOADING	1 grade loading door
AVAILABLE	30 days

LEASE INFORMATION

NET LEASE RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$5.30/sq.ft./annum (2025) includes common area maintenance, property taxes, building insurance and management fees

SALE INFORMATION

PROPERTY TAXES	\$19,140.40 (2025)
CONDO FEES	\$525/month (2025)
SALE PRICE	\$960,000

**DON ROBINSON**

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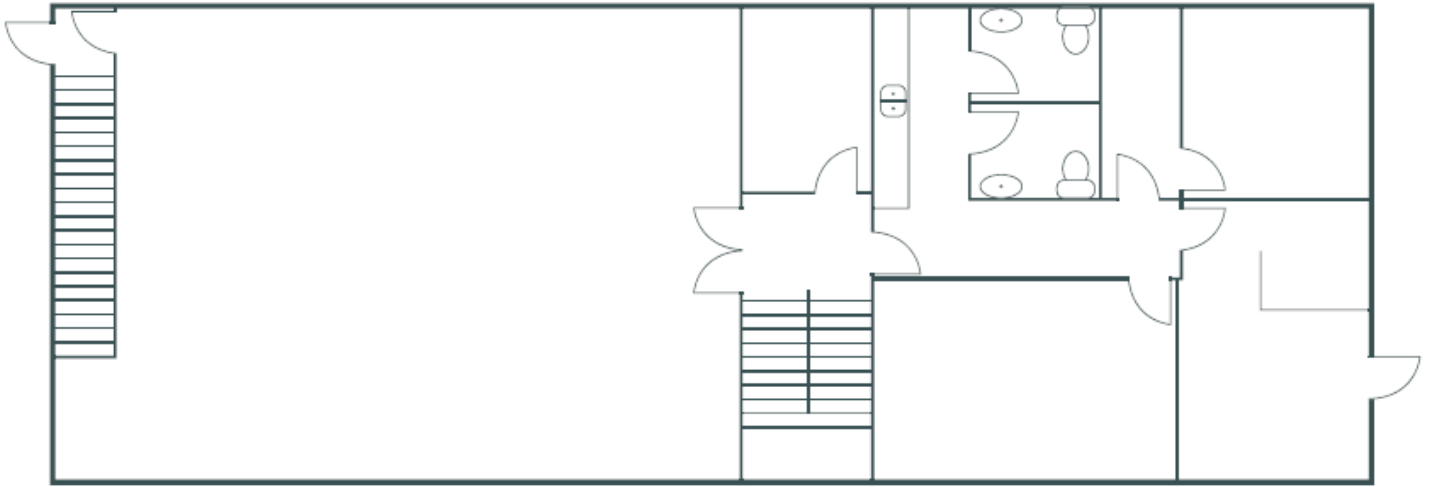
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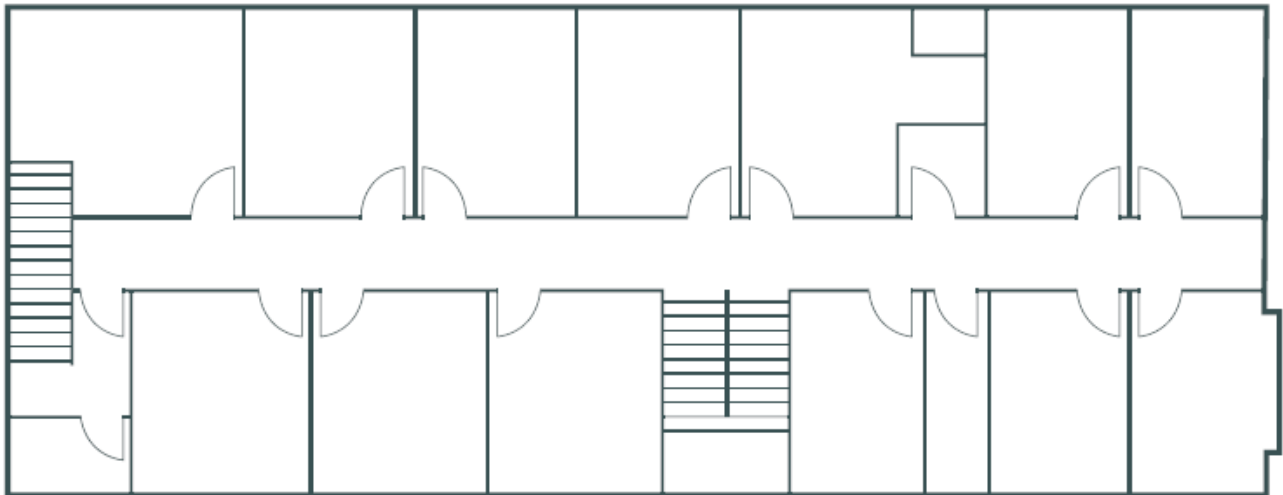
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7637 DR24

MAIN FLOOR



SECOND FLOOR



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