

FOR SALE OR LEASE



Bridgewater Business Park Condo

6924 Roper Road | Edmonton, Alberta

CONTACT



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BUSINESS CONDO

6924 ROPER ROAD EDMONTON, AB

PROPERTY PROFILE

YEAR OF COMPLETION:	2002
LEGAL DESCRIPTION:	Condo Plan 0121405, Unit 6
USABLE AREA:	Main Floor: 2,130 sf
	Second Floor: 1,927 sf
	Total: 4,057 sf
ASKING PRICE:	\$730,000.00
LEASE RATE:	\$12.00 per sf, plus condo fees, property taxes and utilities (separately metered)
CONDO FEES:	\$525.00 per month
2026 PROPERTY TAXES:	\$21,218.00
ZONING:	BE - Business Employment Zone
PARKING:	Ample surface parking at the front and rear of condo



PROPERTY INFORMATION

- Condo is located within Bridgewater Business Park; a professional business and industrial park with excellent curb appeal.
- Unit features an abundance of natural light on both floors from the West and East.
- The office condo features convenient access with front and rear entrances and a staircase to the second floor.
- Multiple offices, washrooms and galley kitchens are located on both floors accommodating users on both the main and second floors.
- Easy access to Whitemud Business Park, Anthony Henday Drive and 75th Street.

BRIDGEWATER BUSINESS PARK

6924 ROPER ROAD

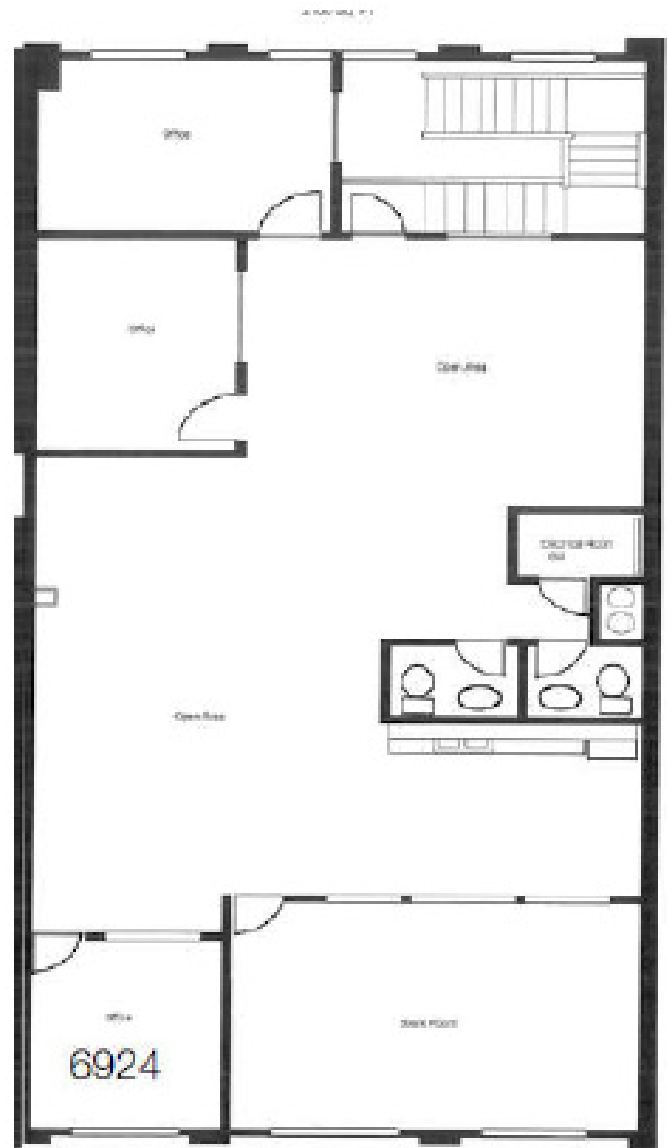


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