

FOR SALE OR SUBLEASE

NAI Commercial

BRIDGEWATER BUSINESS PARK



6952 ROPER ROAD | EDMONTON, AB | OFFICE SPACE

PROPERTY HIGHLIGHTS

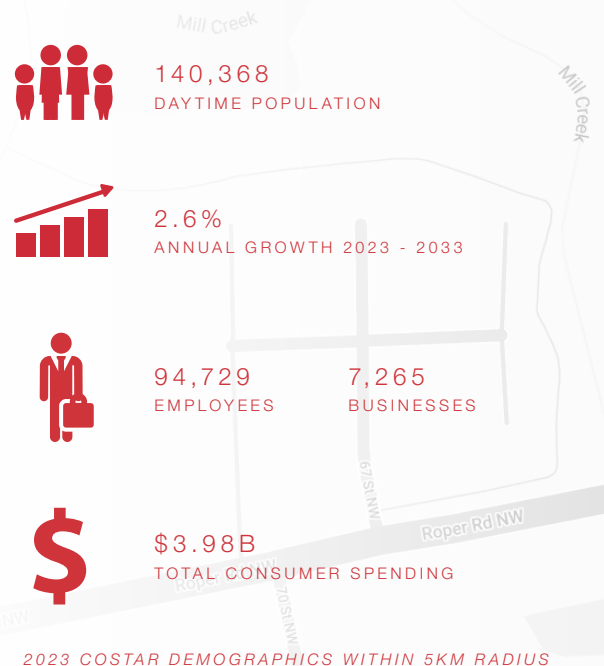
- 4,800 sq.ft.± office condo demised over two floors
- Includes boardroom, kitchenette, 14 offices and a spacious meeting area
- Sublease ends December 31, 2025
- Option for new headlease or purchase outright
- Excellent access from Roper Road, Whitemud Drive and 75th Street

DON ROBINSON

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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

SUBLEASE INFORMATION

NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.25/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees
SUBLEASE EXPIRY	December 31, 2025

SALE INFORMATION

PROPERTY TAXES	\$18,060.83 (2023)
CONDO FEES	\$540/month (TBC)
SALE PRICE	\$925,000

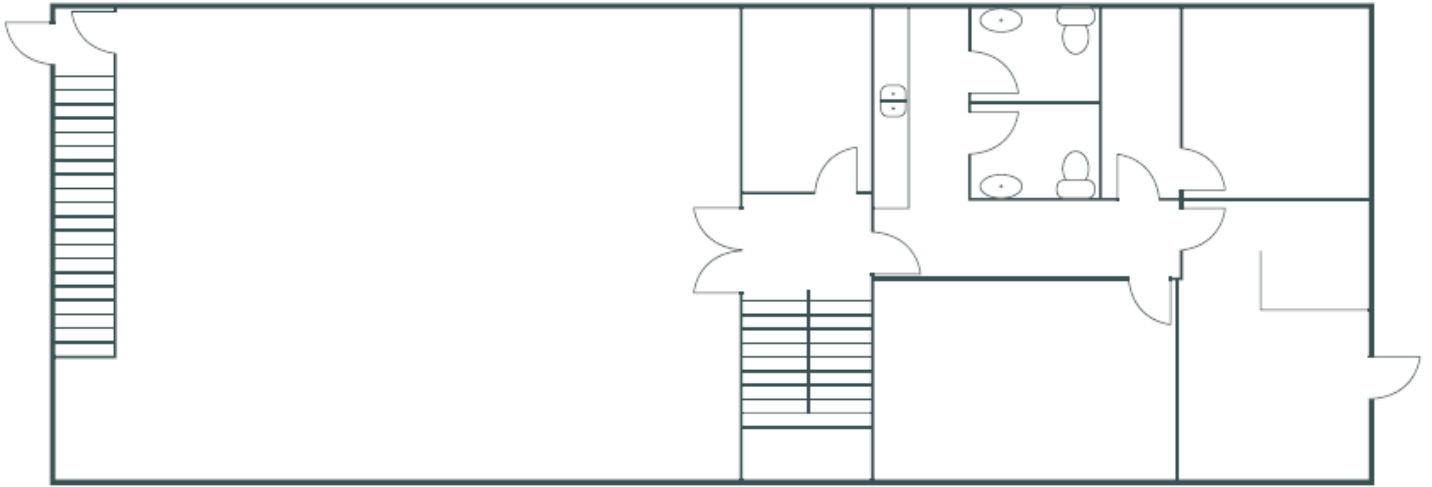


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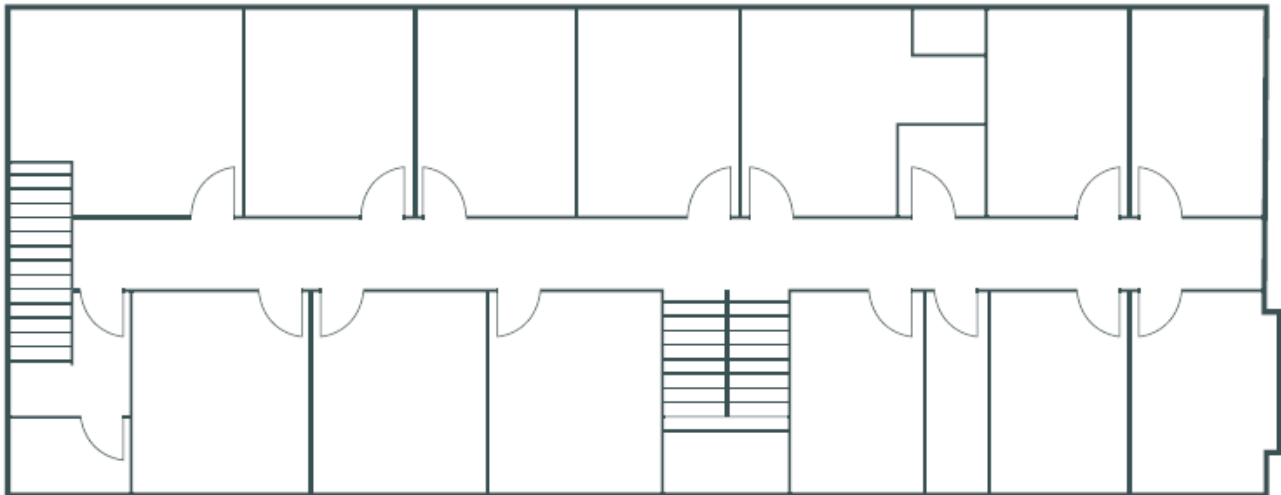
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MAIN FLOOR



SECOND FLOOR



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