



FOR SALE

ROPER CONDOS

**INDUSTRIAL CONDOS SOLD
TOGETHER OR SEPARATELY**

7325/27 Roper Road,
Edmonton, AB

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CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- Two units side by side either together or separately.
- 12' x 12' rear grade loading bay.
- Washroom in each bay.
- Conveniently located in a well-maintained industrial park with easy access to 75th Street, Roper Road, Whitemud Drive and public transportation.

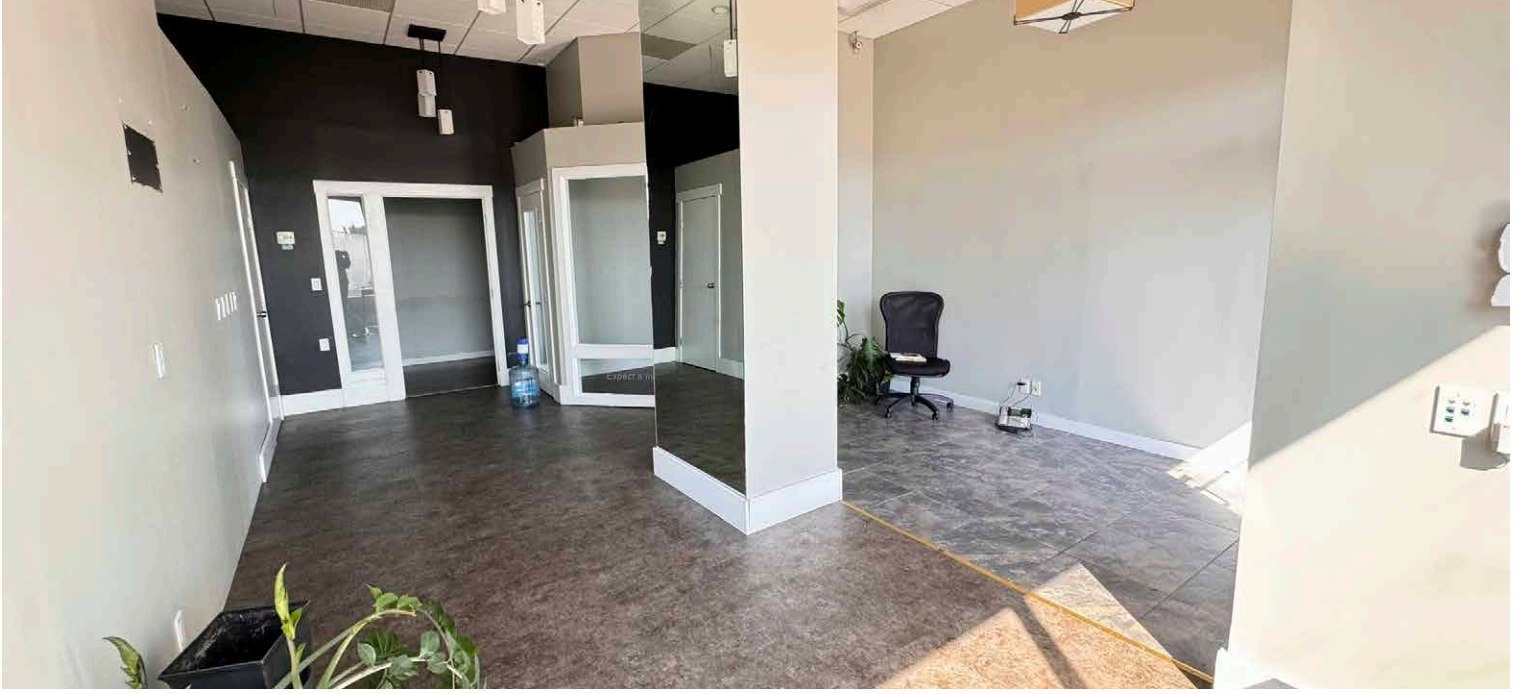


PROPERTY DETAILS

Municipal Address:	7325 & 7327 Roper Road NW
Legal Description:	Plan O822577, Unit(s) 15 & 16
Zoning:	BE - Business Employment
Neighbourhood:	Roper Industrial
Building Size:	7325: 1,468 SF 7327: 1,537 SF
Built:	2007
Property Taxes (2024):	Unit 7325: \$12,702.27 Unit 7327: \$12,799.20
Property Tax Assessment:	Unit 7325: \$480,000 Unit 7327: \$491,000

Parking Area:	Two stalls in front of each unit as well as parking at rear of building
Heating:	Gas Fired OH
Power:	120/240 Volt, 225 Amp (TBC)
Lighting:	Fluorescent
Loading:	12' x 12' (per unit)
Condo Fees:	Unit 7325: \$598.60/month Unit 7327: \$624.67/month
Clear Height:	21' Clear
Construction Type:	Steel frame
Sale Price:	UNIT 7325: \$450,000 UNIT 7327: \$480,000

INTERIOR PHOTOS



AERIAL



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 **CUSHMAN &
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