

# CONDO FOR SALE

±4,950 SF INDUSTRIAL CONDO  
WITH YARD

4,950 SF

## ROPER ROAD CONDO

4223 Roper Road | Edmonton | AB



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±4,950 SF INDUSTRIAL CONDO WITH FUNCTIONAL  
MAIN FLOOR OFFICE BUILDOUT WITH TWO OFFICES,  
KITCHEN AND TWO BARRIER FREE WASHROOMS

- Concrete mezzanine with separate entrance ready for build-out
- Warehouse comes equipped with dual sump, oversized powered grade loading door, and is sprinklered
- Access to +/- 1,440 SF fenced and gated concrete yard
- High exposure along Roper Road and within close proximity to major arterials including 50th Street, Whitemud Drive, and Sherwood Park Freeway



## PROPERTY FEATURES

<b>Available</b>	Immediately
<b>Vacancy</b>	Main Floor Office +/- 990 SF Concrete Mezz +/- 990 SF Warehouse +/- 2,970 SF Total +/- 4,950 SF
<b>Yard Size</b>	+/- 1,440 SF
<b>Yard Details</b>	Paved & Fully Fenced

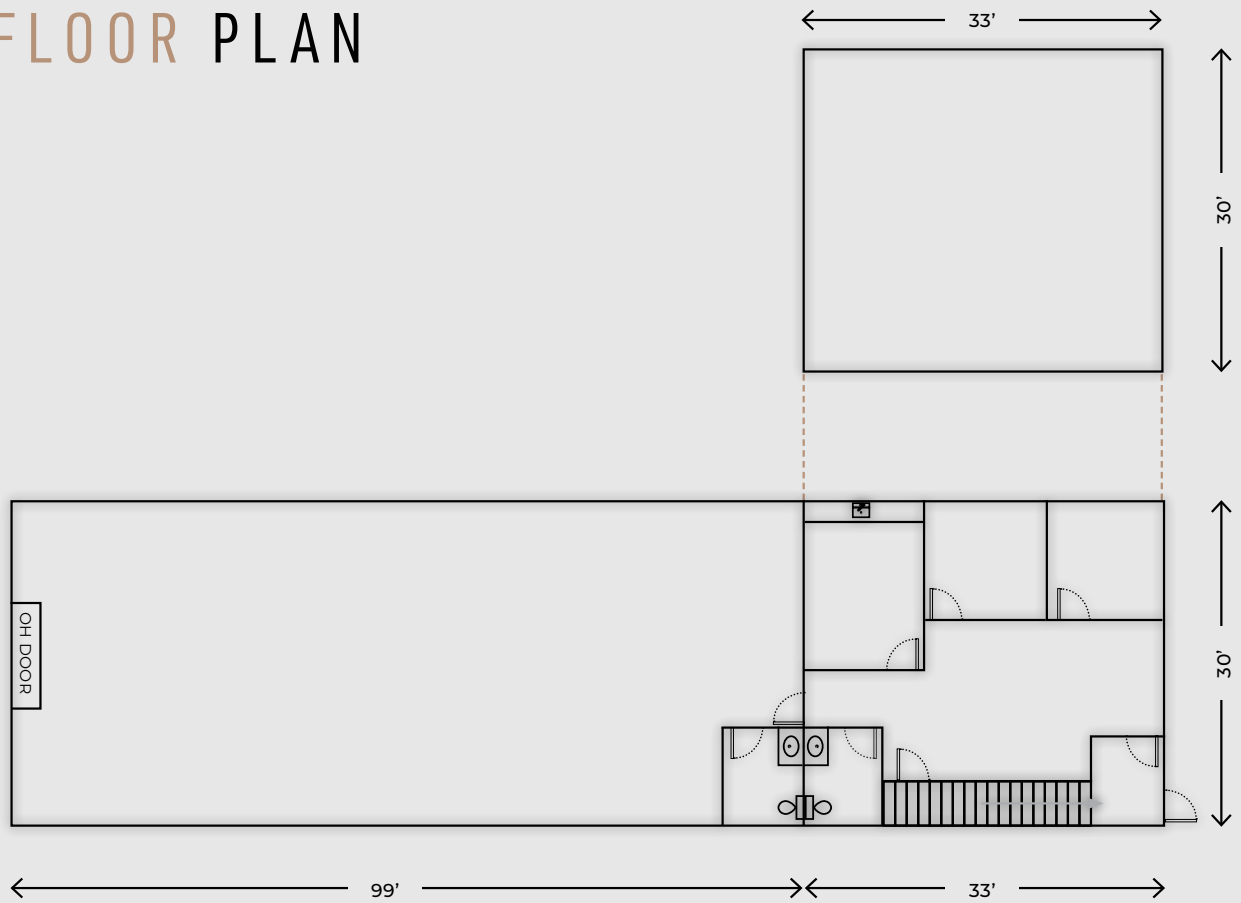
<b>Municipal</b>	4223 Roper Road, Edmonton, AB
<b>Legal</b>	Plan 1224894, Unit 6
<b>Access</b>	Roper Road, 42 Street
<b>Zoning</b>	<u>BE (Business Employment)</u>

<b>Purchase Price</b>	\$1,125,000
<b>Prop. Taxes</b>	\$23,777 (2024 est.)
<b>Annual Condo Fees</b>	\$11,693.04 (INCLUDES GST & ANNUAL CONTRIBUTION TO RESERVE FUND)

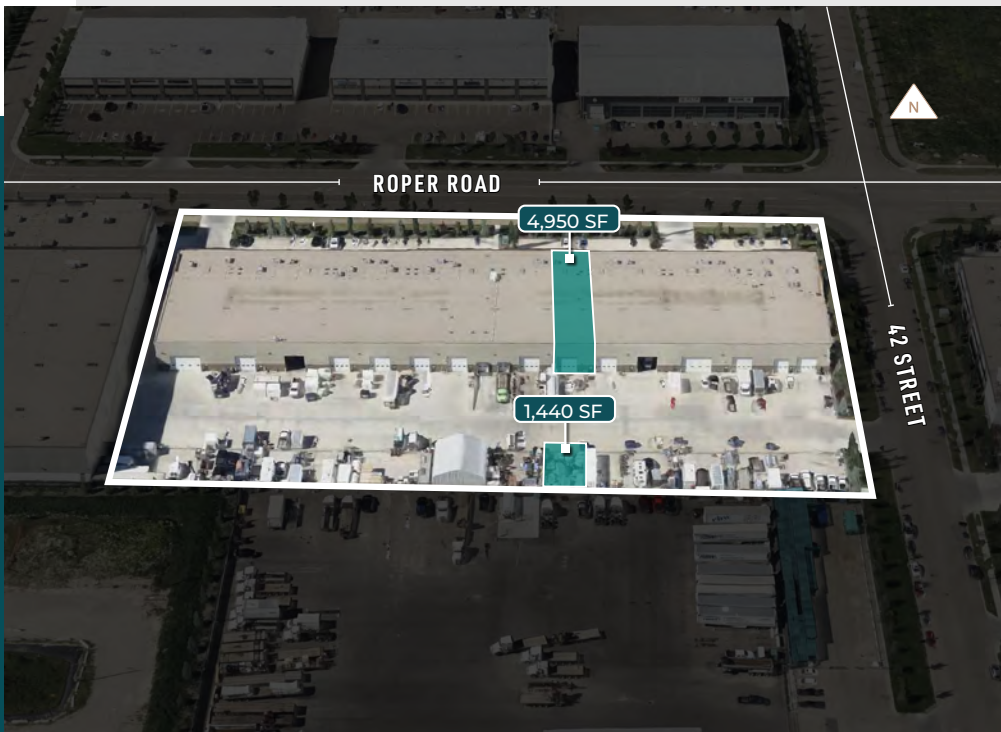
<b>Year Built</b>	2012
<b>Construction</b>	Concrete & Metal Cladding
<b>Ceiling</b>	25' Clear
<b>Loading</b>	(1) 16' x 16' Powered Grade Door
<b>Drainage</b>	Dual Sump
<b>Security</b>	Alarm System in Place

<b>HVAC</b>	Warehouse: Radiant Tube Office: A/C
<b>Power</b>	200A/600V/3-Phase (TBC)
<b>Bay Dimensions</b>	Entire Unit: 30' Wide x 132' Long Warehouse: 30' Wide x 99' Long
<b>Lighting</b>	T5
<b>Fire</b>	Sprinklered
<b>Parking</b>	Scramble
<b>Signage</b>	Fascia

# FLOOR PLAN



\* FLOOR PLAN NOT TO SCALE



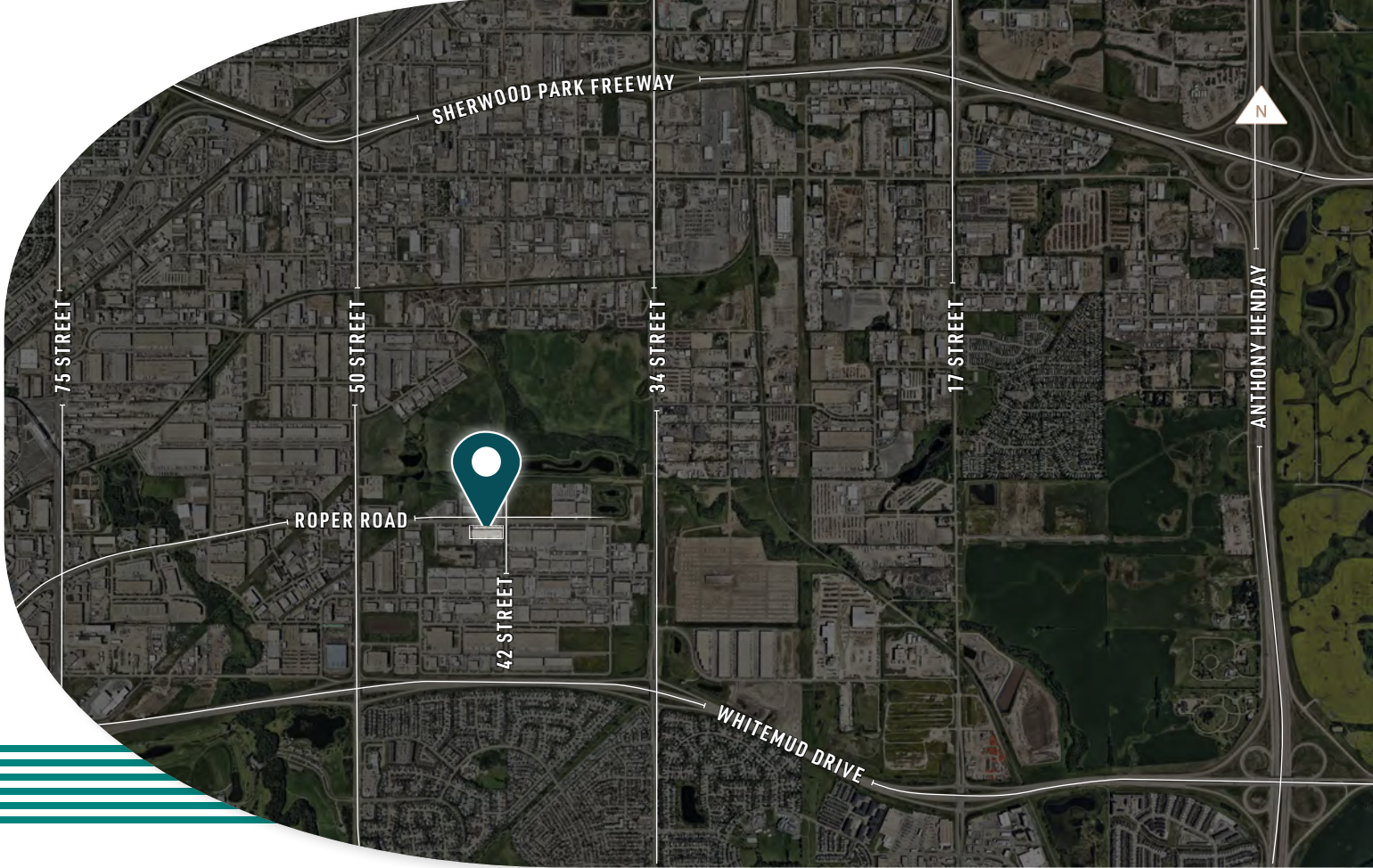
FENCED & PAVED YARD



HIGH EXPOSURE



OFFICE BUILD-OUT



OFFICE



WAREHOUSE

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