NAI Commercial

4946 Roper Road
Edmonton, Alberta

Property Features

- 2,110 sq.ft.± office/warehouse
- Two storey unit with main floor warehouse (approx 1,055 sq.ft.) and second floor office above (approx 1,055 sq.ft.)
- Sprinklered building
- Unit faces north
- Elevator access to second floor
- Warehouse has 4 inch floor drain
- Warehouse has ceiling height approx. 13.5 feet
- High level of common area improvements with aesthetically pleasing exterior
- Pylon signage to 50 Street and also Roper Road
- Located at the intersection of 50 Street and Roper Road (a.k.a. 58 Avenue), with immediate access to Whitemud Freeway. 50 Street is a main artery running north/south and the property has direct exposure with over 37,400 vehicles per day (City of Edmonton, 2015)
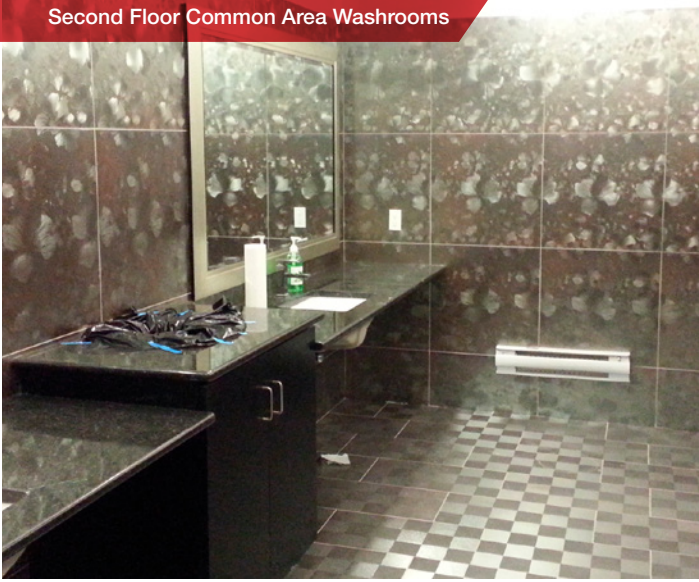

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Second Floor Common Area Washrooms

Second Floor Entrance with Elevator

Second Floor Common Area Hallway

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Additional Information:

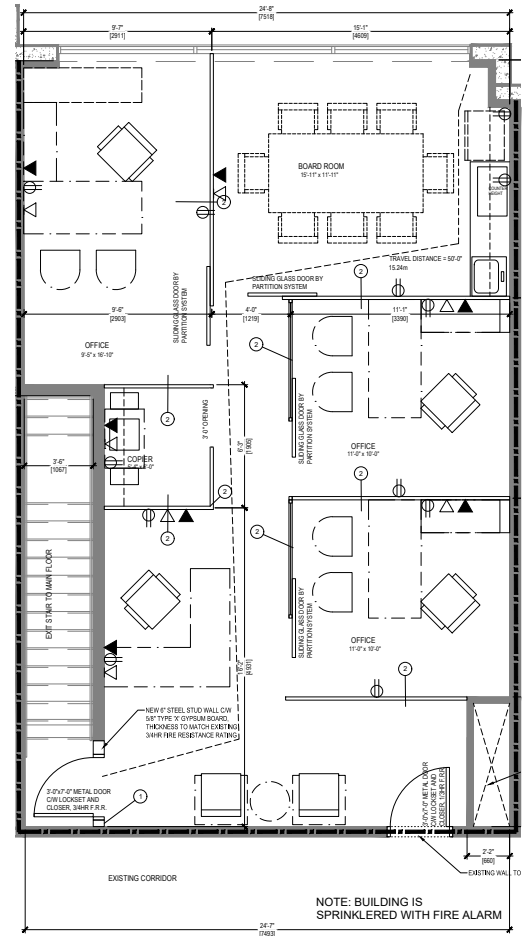|	
LEGAL DESCRIPTION	Plan 1320795, Unit 9
ZONING	BE (Business Employment Zone)
AVAILABLE AREA	2,110 sq.ft.±
LOADING	(1) 8' x 10' grade overhead door
AVAILABLE	Immediately
NET LEASE RATE	Starting at $2,700/month
OPERATING COSTS	$1,474.48/month (2023) plus GST Includes property tax, condo fees, and water

2nd Floor Office
Fully Developed
(Warehouse is
undeveloped)

BOARD ROOM

OFFICE

OFFICE

OFFICE

COPIER

EXIT STAIR TO MAIN FLOOR

EXISTING CORRIDOR

NOTE: BUILDING IS
SPRINKLERED WITH FIRE ALARM

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