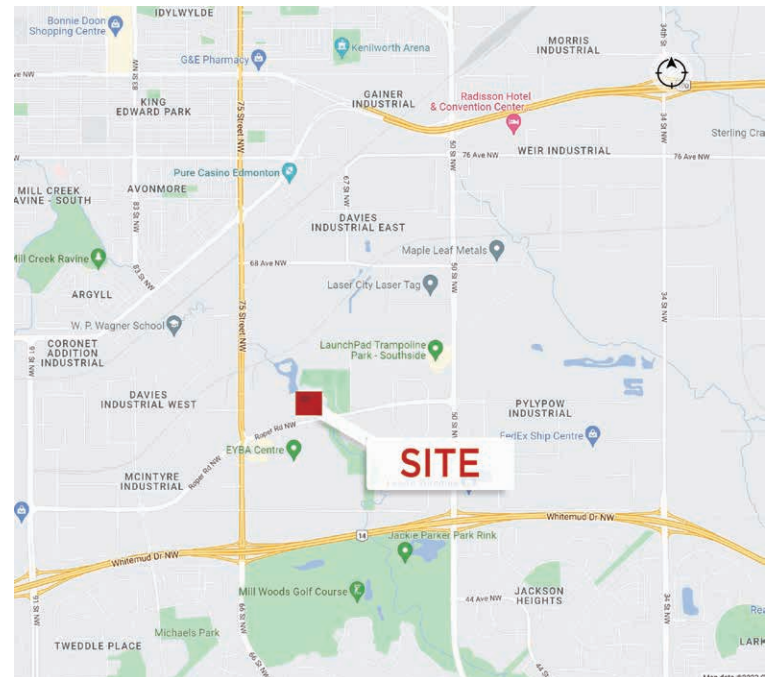




## 2,100 SF of Main Floor Office

### Property Highlights

- Well developed main floor office space
- Layout consists of 6 offices, 2 washrooms, kitchen, and open space
- Space currently built out and used by a massage therapist. Can be made available upon 30 days notice
- Direct access with east side private entrance
- Low & affordable operating expenses
- Easy access to 75th Street, 50th Street, and Whitemud Drive
- End cap unit with windows along south side providing ample natural light, and street facing advertising options
- Located within easy walking distance of the new Southeast LRT line



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## Property Details

**Municipal Address:** 6902 Roper Road, Edmonton AB

**Zoning:** IB (Industrial Business)

**Built:** 2001

**Parking Area:** 6 assigned surface parking stalls

**Utilities:** Separately metered, shared cost with unit above

**Availability:** 2,100 SF Main Floor Office

**Asking Rent:** \$15.00 per SF

**Additional Rent:** \$6.66 per SF + utilities

## Aerial



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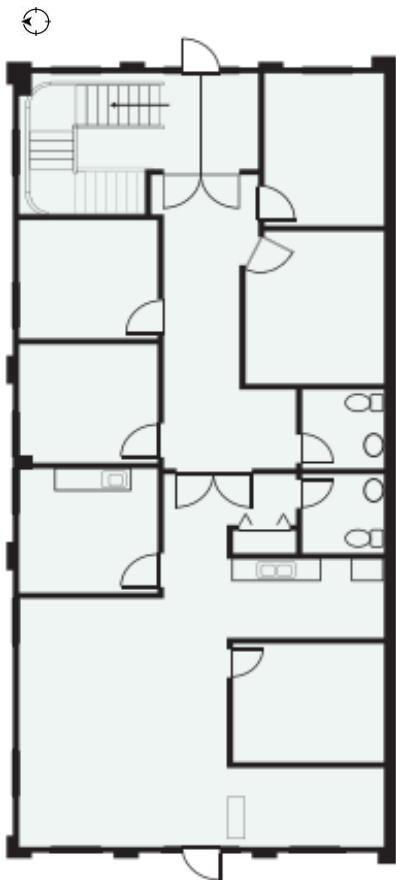
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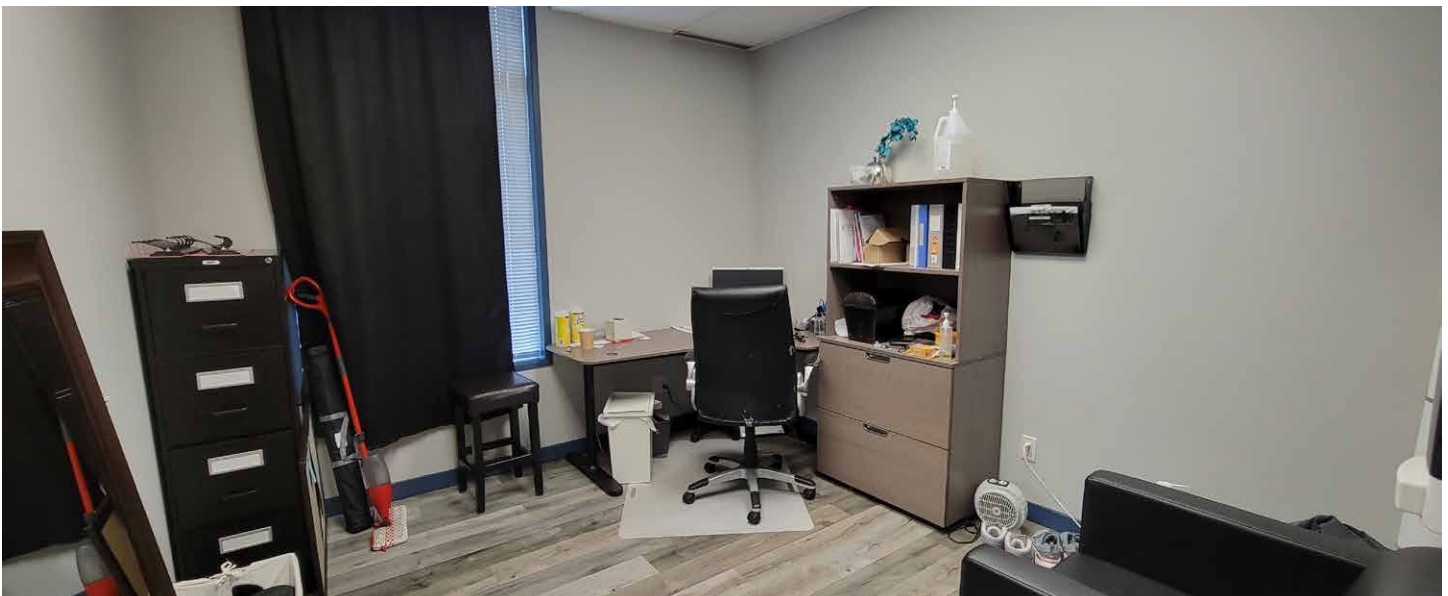
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**Floor Plan**



**Office Photos**



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