



## Edmonton Alberta

\$2,400

Nerval on Roper - Professional Office Space - Southeast Edmonton If your business is outgrowing a home office, squeezing into space that no longer fits, or ready for an address that reflects where it is headed, this is worth a look. This second-floor office opportunity at 4950 to 4958 Roper Road is currently one large space and will be divided into five self-contained units ranging from approximately 900 to 1,300 sq. ft. Take one unit if that is all you need, or combine multiple units for a larger, more customized office footprint. One area currently includes a kitchen, which can remain or be removed depending on tenant needs. Located just north of Whitemud Drive and right off 50 Street, the property is easy to access from nearly anywhere in Edmonton. Unit 3: approx. 900 sq. ft. - \$2,400/month Unit 4: approx. 950 sq. ft. - \$2,500/month Unit 5: approx. 900 sq. ft. - \$2,400/month Unit 6: approx. 960 sq. ft. - \$2,500/month Unit 7: approx. 1,300 sq. ft. - \$3,450/month - Leased Lease structure is modified gross, with tenants responsible for electricity and internet while the landlord covers the balance. A minimum 5-year lease is required. The landlord will complete tenant improvements based on the tenant's agreed-upon layout and needs, giving tenants the opportunity to create a space that fits their business without taking on the full buildout cost upfront. Washrooms are common shared facilities located on the second floor. This is professional second-floor office space in a building with real presence. For businesses looking for something more polished, more functional, and more reflective of where they are headed, this is a strong opportunity. (id:6769)

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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