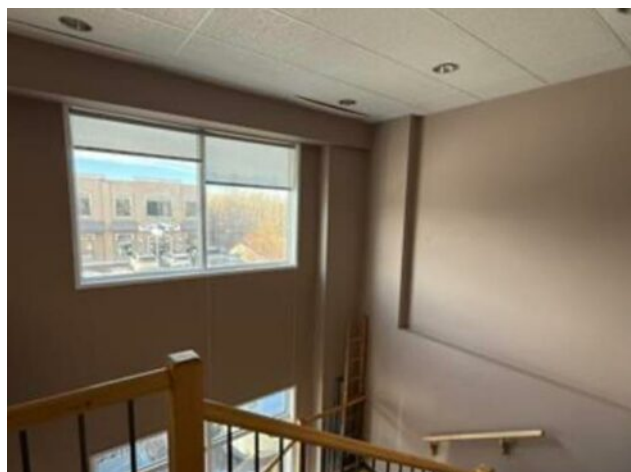


6924, Roper Road
Edmonton, Alberta

MLS # A2243499



\$825,000

Division: Roper Industrial

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,057 sq.ft.

Zoning: BE

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Prime commercial space available in South East Edmonton's "Bridge Water Business Park," ideally located on Roper Road between 75 St and 50 St, with easy access to Whitemud Freeway, public transit, and backing onto the scenic Mill Creek Ravine. This versatile property is zoned for multiple uses, including childcare, offices, schools, retail, and more. It features two floors with separate washrooms and kitchen areas on each level, ample parking, and excellent visibility—perfect for establishing or expanding your business in a highly accessible and desirable location.