



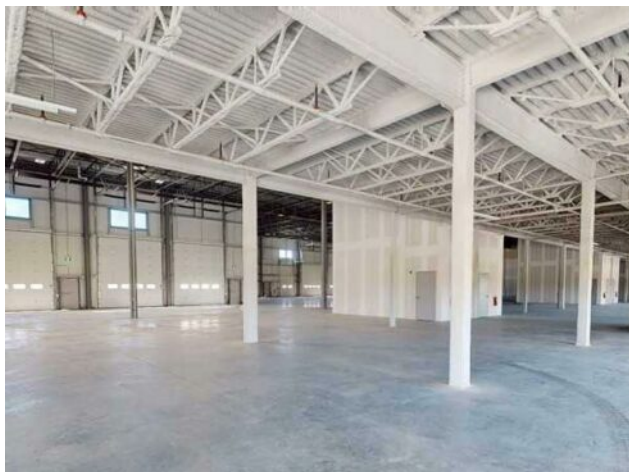
**GRASSROOTS**  
REALTY GROUP

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**Unit 7, 4811 Roper Road  
Edmonton, Alberta**

**MLS # A2166623**



**\$1,530,000**

**Division:** Pylypow Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 20,200 sq.ft.

**Zoning:** BE

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call seller directly.

Click brochure link for more details\*\* Introducing Roper Crossing, Edmonton's newest showroom / industrial condominium project - completed November 2023. Units 5, 6 and 7 along Roper Road. Strategically located in South Edmonton, along Roper Road, and just east of 50th Street, Roper Crossing is a game-changing complex that redefines the landscape of property ownership. This is an extraordinary opportunity for business owners seeking an exceptional space to thrive. Built by Carlson Construction, a Legacy Builder, Roper Crossing offers a harmonious blend of modernity, elegance, and functionality in a strategic location. The adjacent parcel to the west is currently under development with a Petro Canada gas bar / convenience store with a Burger King; along with an additional 10,000 square feet of retail space. Embrace the future of industrial flex space and secure your place at Roper Crossing, where dreams evolve into reality, and success becomes the norm. Unit#5 (8,200 SQFT) \$245.00/SQFT / Unit#6 (6,000 SQFT) \$255.00/SQFT / Unit#7 (6,000SQFT) \$255.00/SQFT