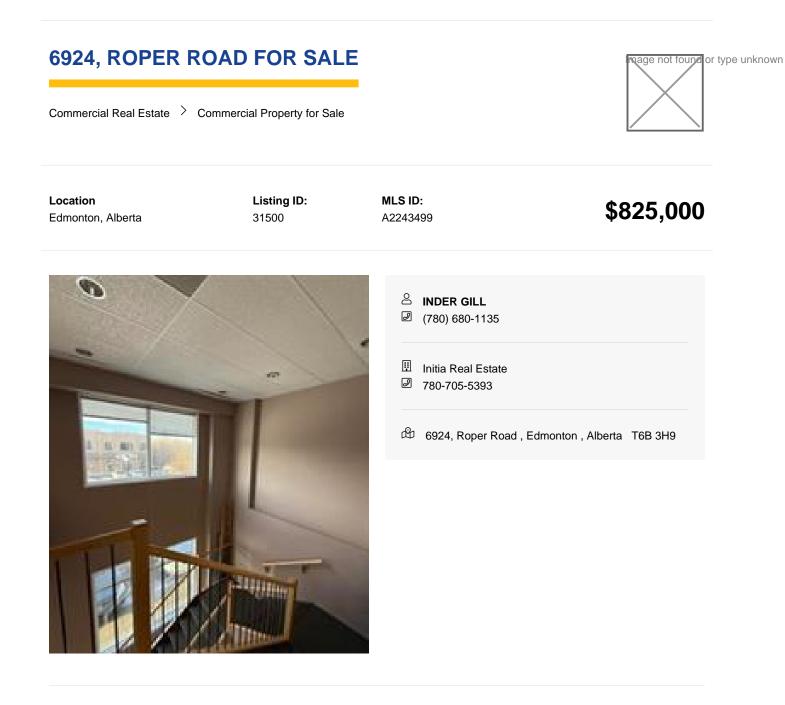


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<b>Transaction Type</b>	Days On Market	<b>Zoning</b>
For Sale	1	BE
Subdivision	<b>Year Built</b>	<b>Structure Type</b>
Roper Industrial	2001	Mixed Use
Property Type	Property Sub Type	<b>Legal Plan</b>
Commercial	Office	0121405
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
4057.00	376.90	none
Restrictions None Known	<b>Reports</b> 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.

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