



# Roper Crossing

4807 - 4827 ROPER ROAD, EDMONTON, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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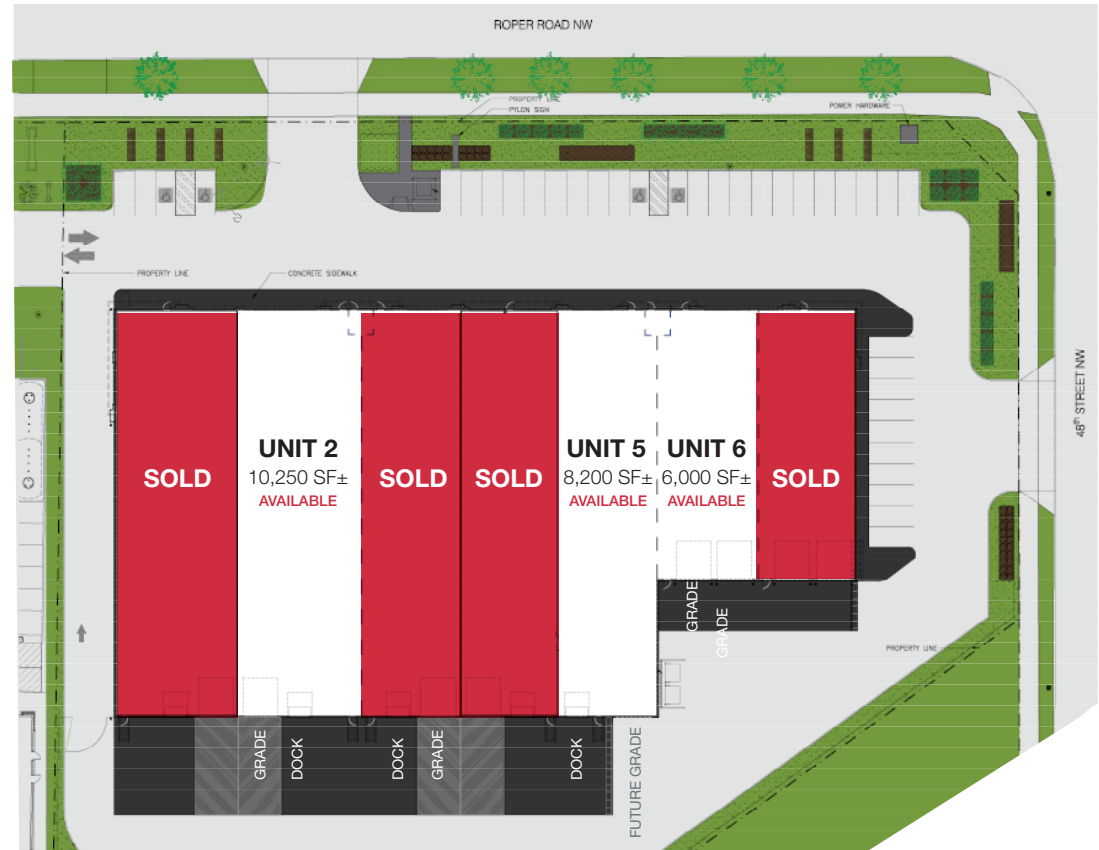




## Property Highlights

- Prime South Edmonton location with excellent access to Roper Road, 50th Street, Whitemud Drive, and Anthony Henday.
- Completed November 2023 – newly built and ready for immediate occupancy.
  - Unit sizes from 6,000–10,250 SF with concrete mezzanines for flexible office or storage use.
  - 26' clear ceiling height providing optimal warehouse functionality
  - Mix of dock and grade loading for efficient shipping and access
  - Located immediately next to Petro Canada, Wendy's and PaBurrito
  - Built by Carlson Construction, a trusted Edmonton builder since 1927





	UNIT 2	UNIT 5	UNIT 6
ADDRESS	4827 Roper Road	4811 Roper Road	4807 Roper Road
SIZE	Main: 8,250 SF± Mezz: 2,000 SF± Total: 10,250 SF±	Main: 6,600 SF± Mezz: 1,600 SF± Total: 8,200 SF±	Main: 4,400 SF± Mezz: 1,600 SF± Total: 6,000 SF±
BAY DIMENSIONS	50' x 165'	40' x 165'	40' x 110'
LOADING	1 dock, 1 grade	1 dock	2 grade
PARKING	8 stalls	6 stalls	6 stalls
PROPERTY TAXES (2025)	\$60,432.23	\$50,169.36	\$35,481.85
CONDO FEES (2026)	\$771/month	\$618/month	\$451/month
SALE PRICE	\$2,613,750 (\$255/sq.ft.)	\$2,091,000 (\$255/sq.ft.)	\$1,590,000 (\$265/sq.ft.)

## Additional Information

LEGAL DESCRIPTION	Condominium Plan 2322559 Units 2/3/5/6
ZONING	BE (Business Employment)
AVAILABLE	Immediately
YEAR BUILT	2023
SPRINKLERS	ESFR Pendent sprinkler system in warehouse
INTERNET	Telus Fibre Optics
CEILING HEIGHT	26' clear to underside of truss
HEATING	Gas fired unit heater in each bay & mezzanine
LIGHTING	LED high bay efficiency
POWER	Each unit includes 225 Amp / 600 Volt; 3 Phase Power (TBC)
PARKING	56 parking stalls on site
YARD	Fenced and gated yard/loading area
SALE PRICE	\$255-\$265/sq.ft.



4807-27 Roper Road is served by multiple ETS bus routes at 50 Street & Roper, providing convenient access to the city's transit network. Within a few minutes' walk you can catch buses to Mill Woods Town Centre, Clareview/NE Edmonton, Davies Station (Valley Line LRT), and Meadows Transit Centre.

Travel times to key hubs are reasonable – e.g. ~10 minutes bus to the LRT, ~30–40 minutes total to downtown, ~20 minutes to Mill Woods. The area is also close to major transit interchanges (Davies and Meadows), making it feasible to reach virtually any part of Edmonton by connecting through these centers.

With the Valley Line Southeast LRT now in service, transit from Roper Road to central Edmonton is more direct and faster than before, greatly enhancing the public transport options for this part of the city.



**28,446**  
DAYTIME POPULATION



**2.8%**  
ANNUAL GROWTH  
2023-2033



**29,391**  
EMPLOYEES



**1,914**  
BUSINESSES

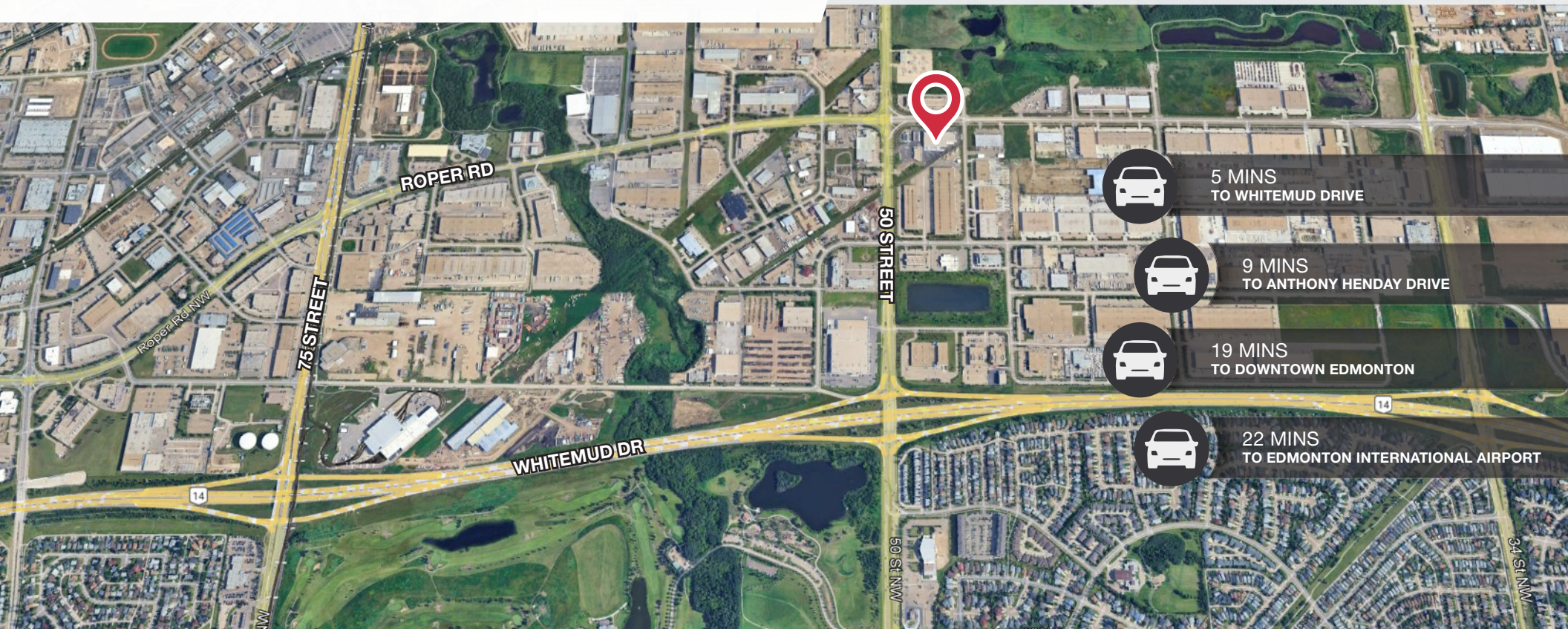


**\$113,795**  
AVERAGE HOUSEHOLD  
INCOME



**\$798M**  
CONSUMER SPENDING


2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS



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 [www.naiedmonton.com](http://www.naiedmonton.com)