

## \$0 - 5408 53 Avenue, Edmonton

MLS® #E4415401

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Roper Industrial, Edmonton, AB

Currently built out as tanning salon, can be returned to open space - previously used as office space. 1,071 SF unit including approximately 200 SF on the mezzanine. One washroom, washer/dryer hook-up. Great parking. Operating costs include utilities, air conditioning. Offered for sublease, landlord would consider longer term deal.

Built in 2009

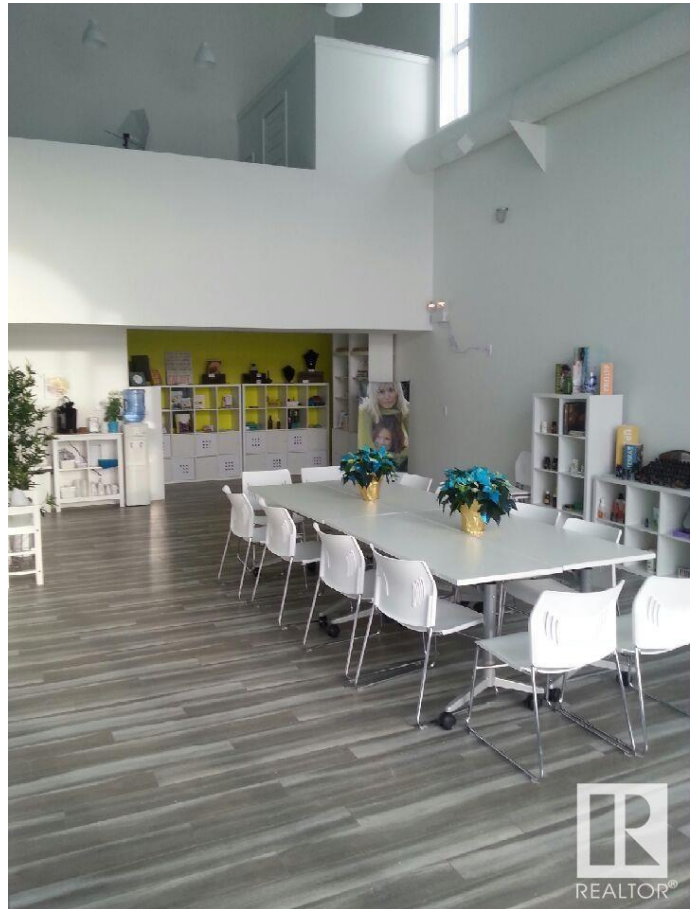
### Essential Information

MLS® #	E4415401
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Retail
Status	Active

### Community Information

Address	5408 53 Avenue
Area	Edmonton
Subdivision	Roper Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 3K1

### Exterior



Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	December 4th, 2024
Days on Market	135
Zoning	Zone 41

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Listing information last updated on April 18th, 2025 at 12:17pm MDT