

## \$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

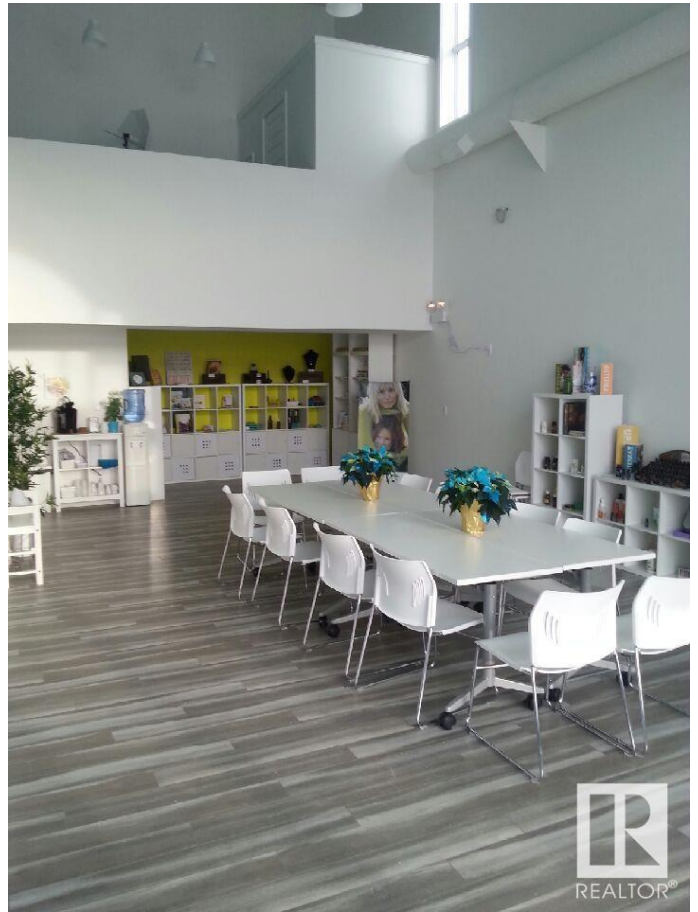
### Essential Information

|            |          |
|------------|----------|
| 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 | 213                |
| Zoning         | Zone 41            |

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Listing information last updated on July 5th, 2025 at 10:02am MDT