

SALE / LEASE

6,400 Sq. Ft. (+/-)
Available

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



PRICE REDUCTION

5735 Gateway Blvd., Edmonton, AB

HIGH EXPOSURE RETAIL FRONTAGE

Property Highlights

- Excellent exposure to over 33,800 VPD (2018)
- Fully fenced, gated and with ample parking
- Large aprons
- Mezzanine space
- Permitted uses include: Automotive, Bars/Pubs & Nightclubs, Cannabis Retail, Restaurants, Gas Bar, Health Services, Liquor Store, Religious Assembly, Professional, Financial, and Office Uses



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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Proposed Redevelopment



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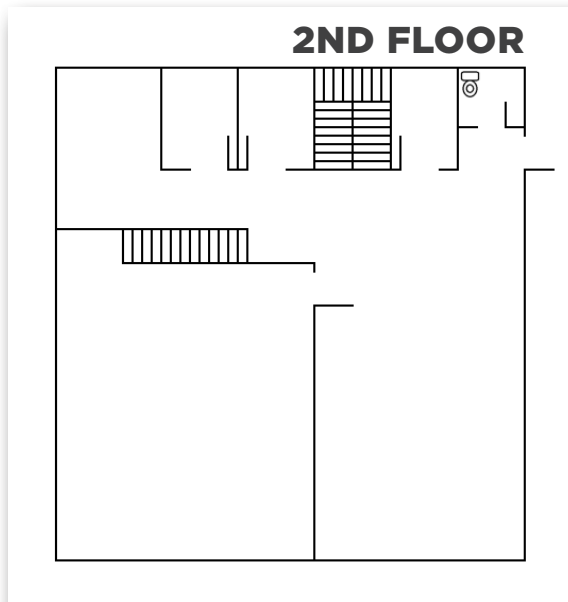
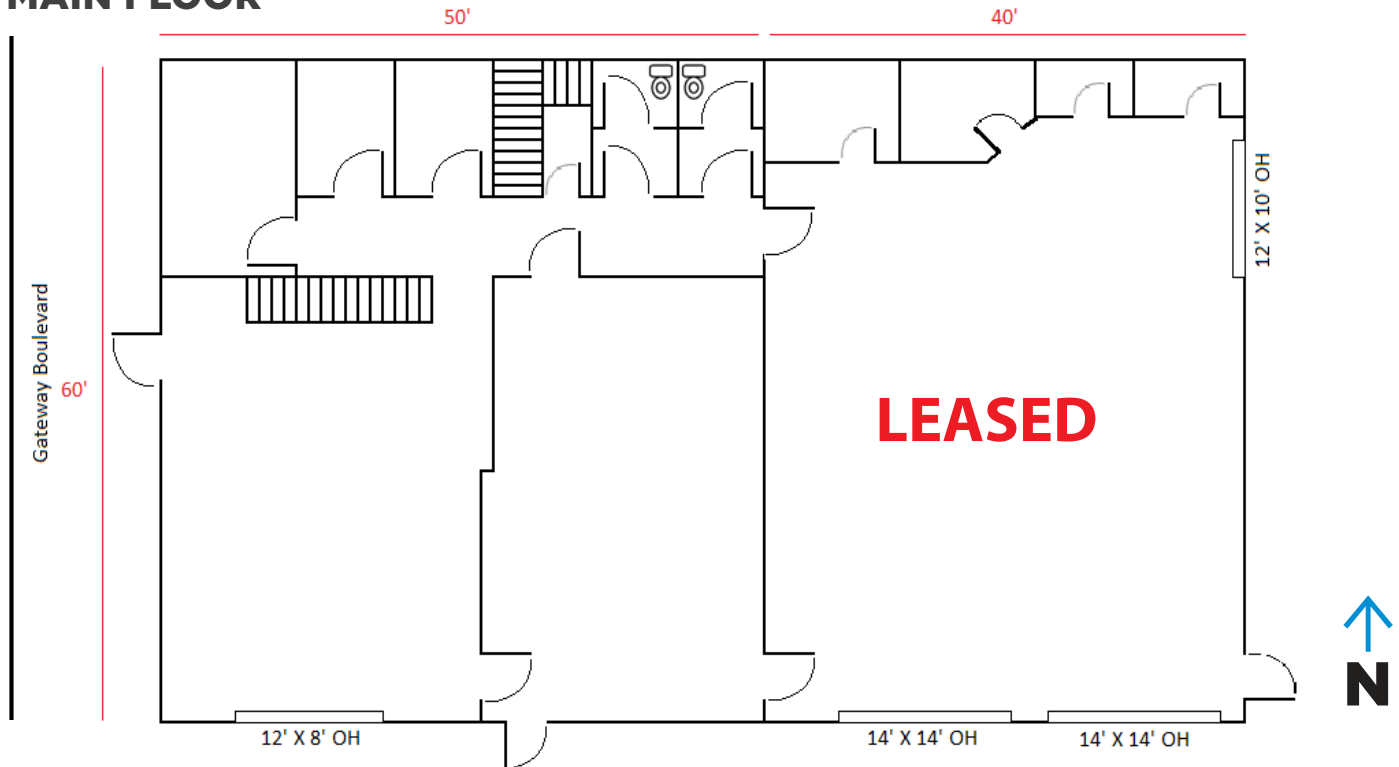
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Floor Plans

MAIN FLOOR



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Building Breakdown

UNIT 1: Retail space + upstairs offices
w/ potential high ceiling bay

UNIT 2: **LEASED** Bays

EXTRA LAND AVAILABLE

See land brochure



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Property Information

Municipal Address: 5735 Gateway Blvd.

Legal Description: Plan 9222508, Block 92, Lot 11A

Available Space 6,400 Sq. Ft. (+/-)

Building Size: Total 8,400 Sq. Ft. (+/-)

Site Size: 0.5 - 1.0 Acres(+/-)

Power 225 Amp, 120/240 Volts (TBC)

Loading: Grade - (2) 12'x8'

Zoning: DC2 (Site Specific Development Control)

Parking: Ample surface parking

Sumps: Yes

Heating: Radiant in Shop

Possession: Immediate

Contact

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Lease Rate: \$16.00 /Sq. Ft.

Asking Price: \$1,500,000.00

Op. Costs: \$6.00 /Sq. Ft.

Property taxes \$42,064.47
(2022 Est.)

