

FOR SALE

8,400 Sq. Ft. (+/-)

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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Proposed Redevelopment



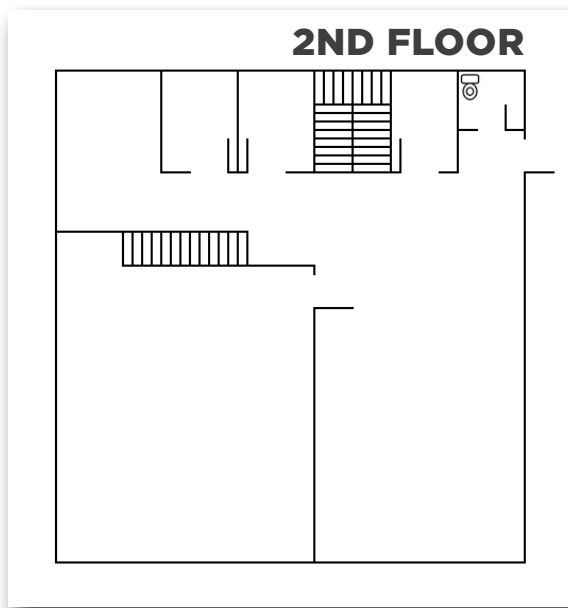
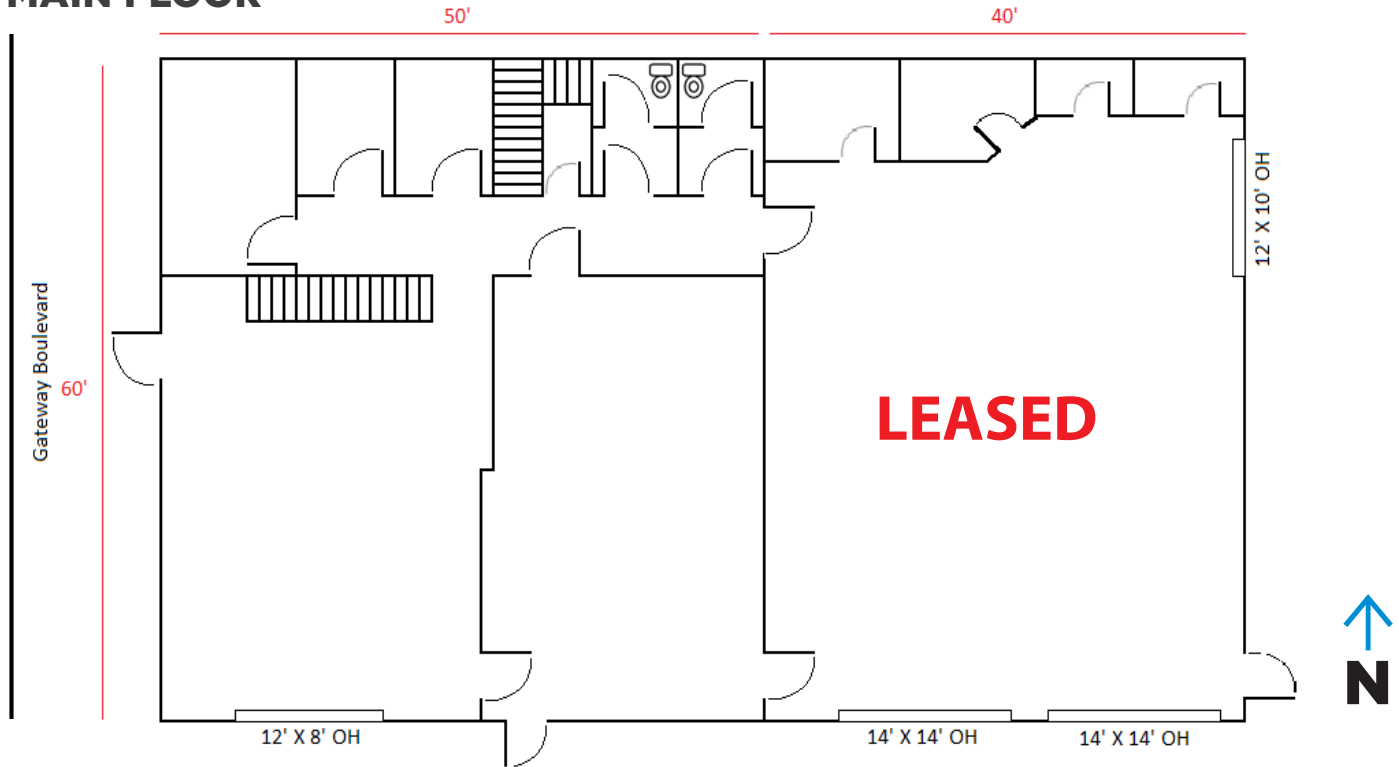
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Floor Plans

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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Unlicensed Assistant

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Lease Rate: \$16.00 /Sq. Ft.

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

Asking Price: \$1,500,000.00

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

