# **FOR SALE** 0.5 Acres (+/-)



AND ASSOCIATES REAL ESTATE INC

## **ABOVE MARKET FEE TO OUTSIDE AGENTS**

## **REVENUE FROM THE DIGITAL BILLBOARD IN PLACE**

Gateway Blvd

58 Avenue

### 5725 Gateway Blvd. Edmonton, AB

### HIGH EXPOSURE INDUSTRIAL LAND Property Highlights

• Available immediately

56 Avent

780.488.088

- Fenced and gated bare land
- High exposure 38,000 VPD (2018)

#1200, 10117 Jasper Avenu

 Permitted uses include: Automotive, Bars/Pubs & Nightclubs, Cannabis Retail, Restaurants, Gas Bar, Health Services, Liquor Store, Religious Assembly, Professional, Financial, and Office Uses



## **FOR SALE** 5725 Gateway Blvd. - Land

#### **Property Information**

<b>Municipal Address:</b>	5725 Gateway Blvd. Edmonton, AB
Legal Address:	Plan 9222508, Block 92, Lot 11A
Size:	0.5 Acres (+/-)
Zoning:	DC2 (Site Specific Development Control)
Possession:	Immediate

#### \$\$\$

Asking Price: \$795,000.00

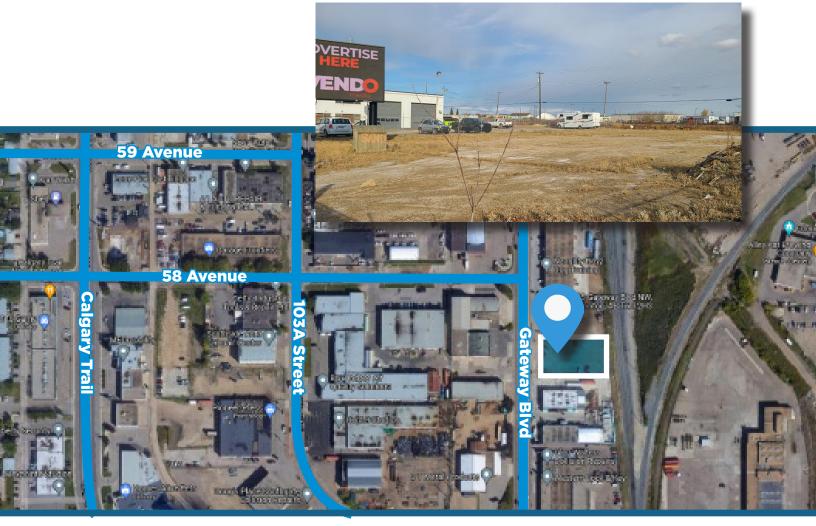
### LIZOT AND ASSOCIATES REAL ESTATE INC

### Contact

#### Derek Shybunka Associate Cell: 587.566.3602 Direct: 780.784.0442

derek@lizotterealestate.com Jesse Hesse

Unlicensed Assistant Cell: 780.307.6841 Direct: 780.784.9586 jesse@lizotterealestate.com









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.