

FOR SALE

0.5 Acres (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



ABOVE MARKET FEE TO OUTSIDE AGENTS

REVENUE FROM THE DIGITAL BILLBOARD IN PLACE

5725 Gateway Blvd. Edmonton, AB

HIGH EXPOSURE INDUSTRIAL LAND

Property Highlights

- Available immediately
- **Fenced and gated bare land**
- High exposure 38,000 VPD (2018)
- **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.

FOR SALE

5725 Gateway Blvd. - Land

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 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

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



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.