

FOR LEASE

2,015 - 8,000 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

HIGH EXPOSURE FLEX SPACE



5613 Gateway Blvd, Edmonton, AB

WAREHOUSE SPACE WITH OFFICE

Property Highlights

- High Exposure flex retail/warehouse space, fronting onto Gateway Blvd.
- Excellent pylon and front exposure signage onto Gateway Blvd.
- Whitemud is 1.2 km away from site, as well as Henday is 5km away
- All lease units have rear-grade loading with marshalling area in the back
- Current units consist of office/showroom and warehouse configuration, which can be redesign if necessary
- Building facade is currently being upgraded
- Over 35,000 VPD.



780.488.0888



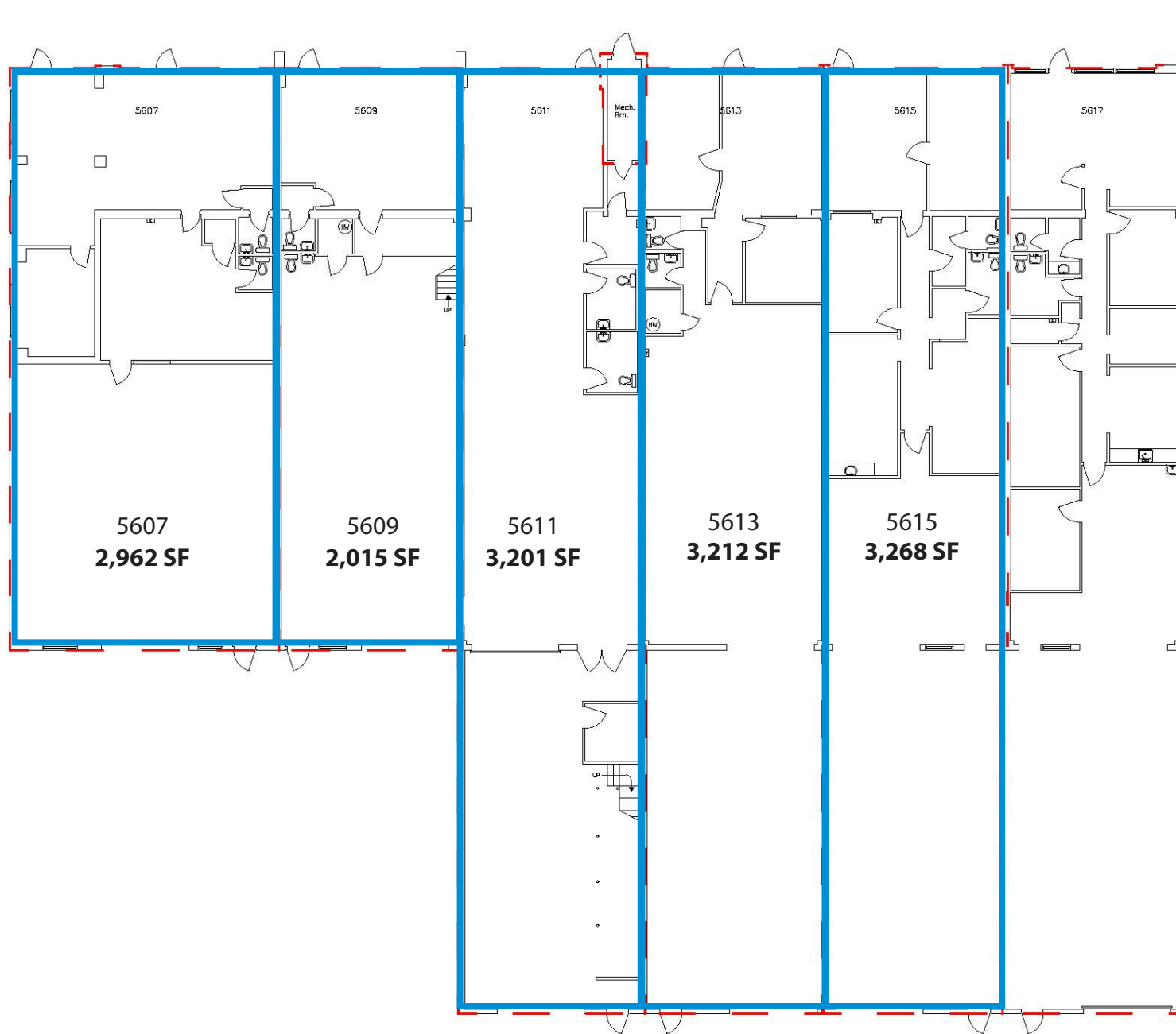
www.lizotterealestate.com



#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.



Main Floor
5607 Gateway Blvd.
Edmonton, AB

Scale: 1/16" = 1'0"



Drawn by: MD
Date: June 15/22

780-616-0206
Info@MeasureLineLtd.com
www.MeasureLineLtd.com



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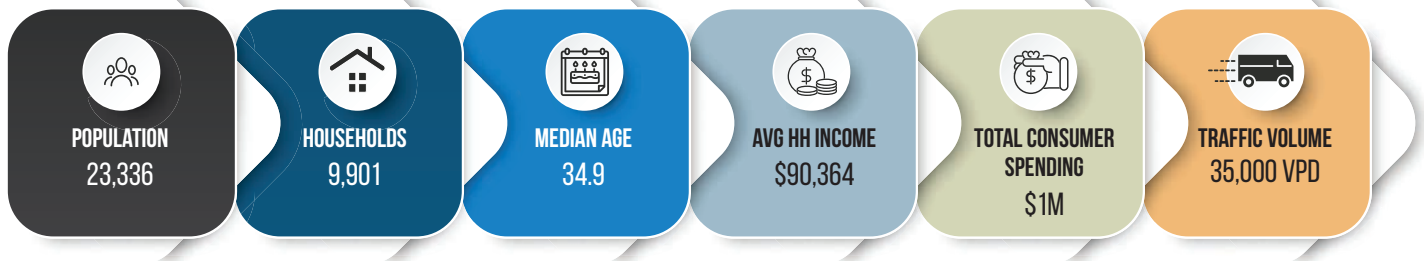
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Yard



Demographics Within 2KM



Contact

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Property Information

Municipal Address: 5613 Gateway Blvd, Edmonton, AB

Size: 2,015 - 8,000 Sq. Ft. (+/-)

Zoning: Business Employment (BE)

Power: 3 Phase TBC

Parking: 1.2/1000 stalls in front, ample parking in back

Utilities: Separately metered

Possession: Immediate

Rental Rate

Lease Rate: Negotiable

OP Cost Approx. \$6.00/SF with inclusive of ptax

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