

FOR SALE

5,400 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



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
- 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.

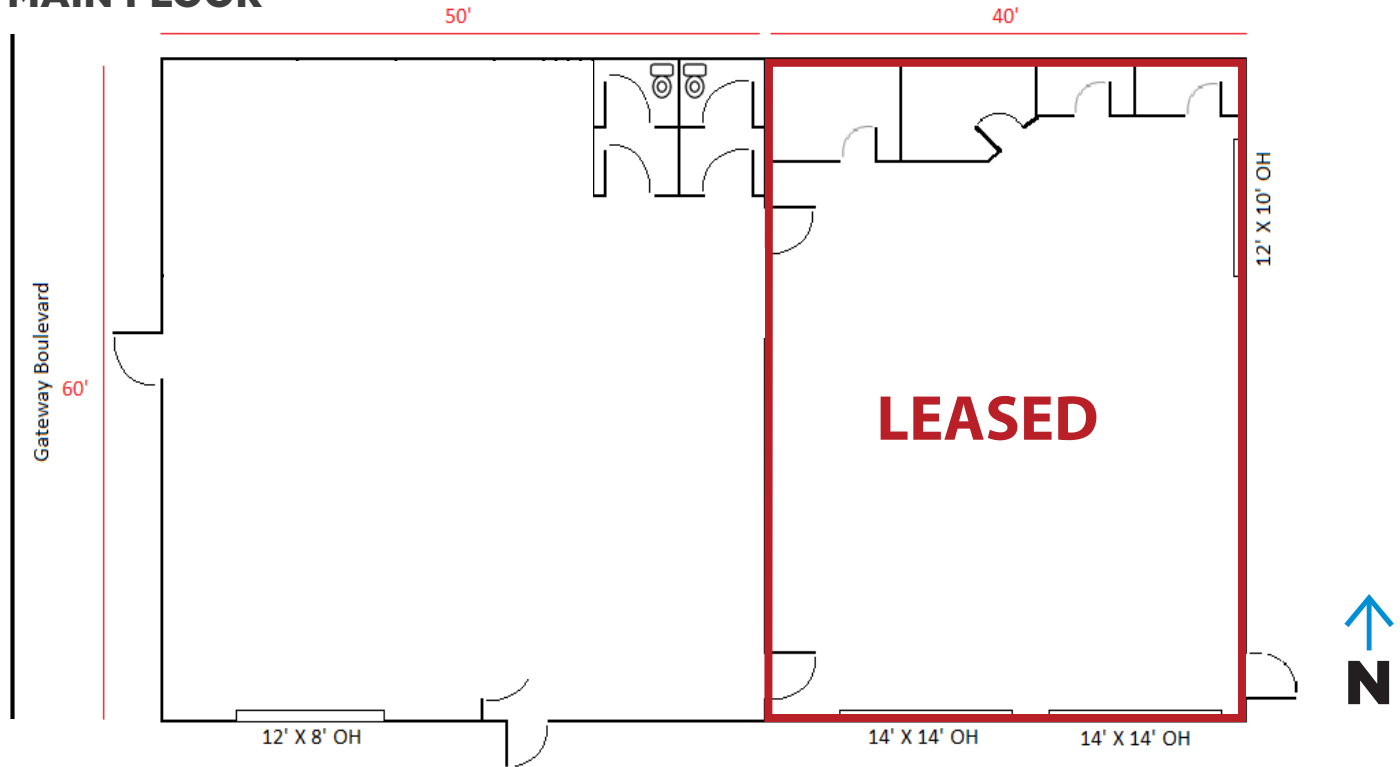
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Floor Plans

MAIN FLOOR



Building Breakdown

UNIT 1: Open retail/Flex bay

UNIT 2: **LEASED** Bays



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Property Information

Municipal Address: 5735 Gateway Blvd.

Legal Description: Plan 2320186 Blk 92 Lot 11B

Available Space 3,000 Sq. Ft. (+/-)

Building Size: Total 5,400 Sq. Ft. (+/-)

Site Size: 0.5 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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Property taxes: \$42,064.47 (2022 Est.)

Asking Price: \$1,650,000.00

