

# FOR LEASE

±2,400 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**5735 Gateway Blvd, Edmonton AB**

## **BAY WITH TWO OVERHEAD DOORS**

### **Property Highlights**

- Yard space available
- Ideal central location for small construction companies or service contractors
- Telus Fibre optic
- Well located on Gateway Corridor
- Short term lease opportunity



780.488.0888



[www.lizotterealestate.com](http://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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Back Bay with Site frontage onto Gateway

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## Property Information

**Municipal Address:** 5735 Gateway Blvd. Edmonton, AB

**Legal Address:** Lot 11B, Block 92, Plan 2320186

**Lot Size:** 0.52 Acres

**Size:** ±2,400 Sq. Ft.

**Zoning:** DC2 (Site Specific Development Control)

<https://zoningbylaw.edmonton.ca/dc2-1204>

[Click to see zoning!](#)



**Power:** 250 Amps TBC

**Loading:** (2) 14' x 14' | (1) 10' x 12'

**Ceiling Height:** 16' clear

**Possession:** Immediate

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**Lease Rate:** \$16.50/Sq. Ft.

**Estimated Op costs:** \$5.50

## Contact

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