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PROPERTY HIGHLIGHTS

- This exciting new retail centre is ideal for quick service, sit down and drive-thru restaurants, medical uses and other personal services
- Mezzanine space available
- 24' ceiling height
- Excellent frontage onto Gateway Boulevard
- Patio opportunities in all buildings
- Two drive-thru opportunities in Building 5
- Ample parking
- 5 pylon signs

PROPERTY DESCRIPTION

LEGAL DESCRIPTION Plan 01620808, Lots A,B,C

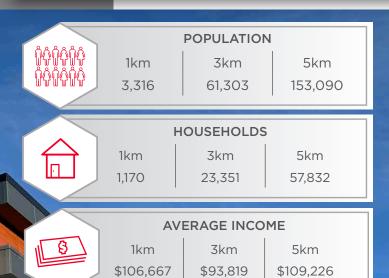
Currently being rezoned to DC2 - Site Specific Development Control

> PARKING AREA 3.6 stalls per 1000 SF

BUILDINGS 3-7 Total GLA 29,658

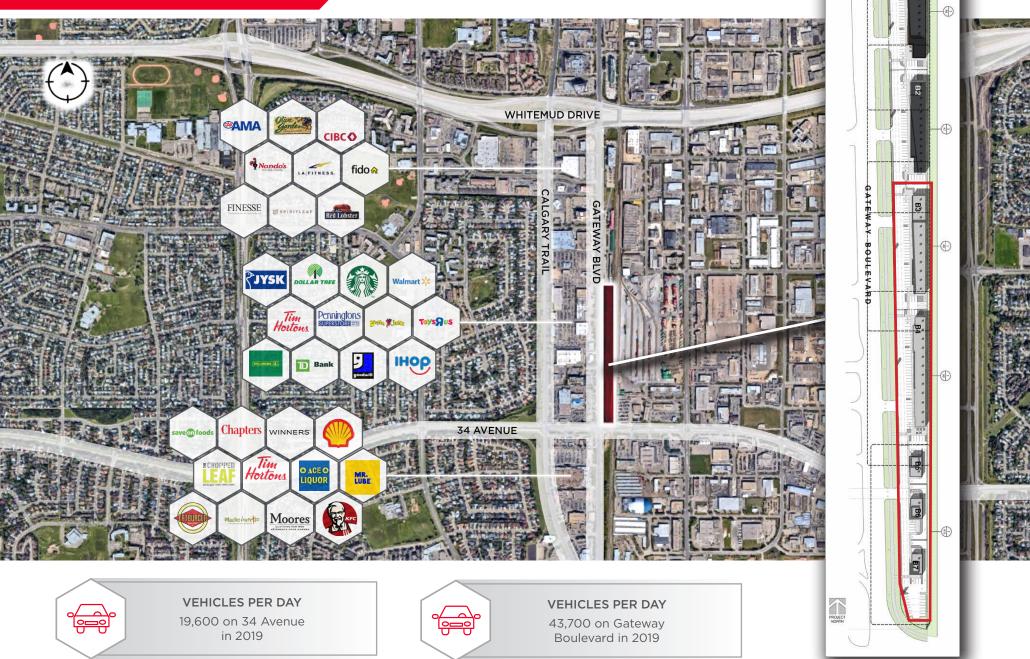
ADDITIONAL RENT \$18.00 per sf (est. 2024)

AREA DEMOGRAPHICS



TAL.



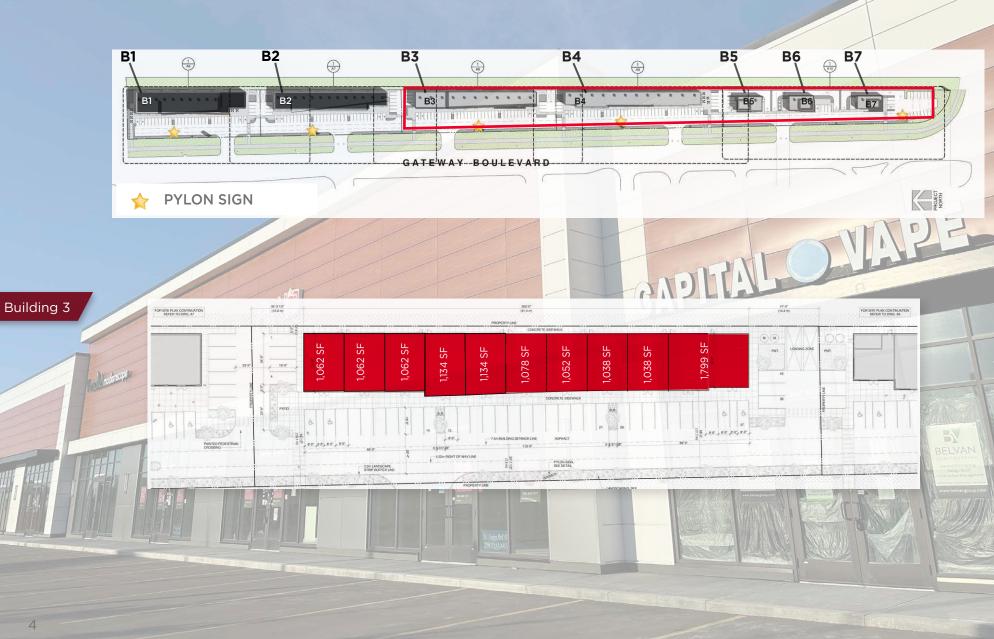




GATEWAY BLVD CENTRE EDMONTON, AB



SITE PLANS





GATEWAY BLVD CENTRE

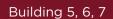


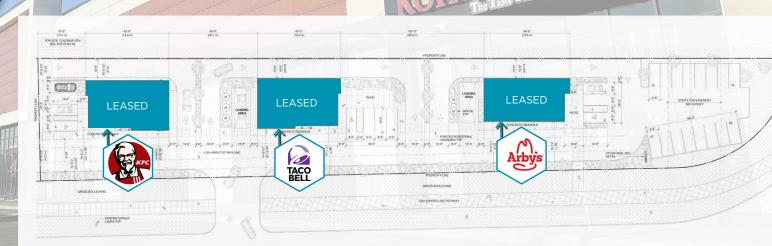


SITE PLANS

Building 4







GATEWAY BOULEVARD

1 SITE PLAN - 3415 GATEWAY 9CALE: 1/16" - 1/0"



3579 GATEWAY BOULEVARD NW

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TASTES EVEN BETTER

Barcelos

lame Grilled Chicke

E.

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