

FOR SALE

GATEWAY BOULEVARD COMMERCIAL PROPERTY

5715 Gateway Boulevard, Edmonton, AB



CUSHMAN & WAKEFIELD
Edmonton
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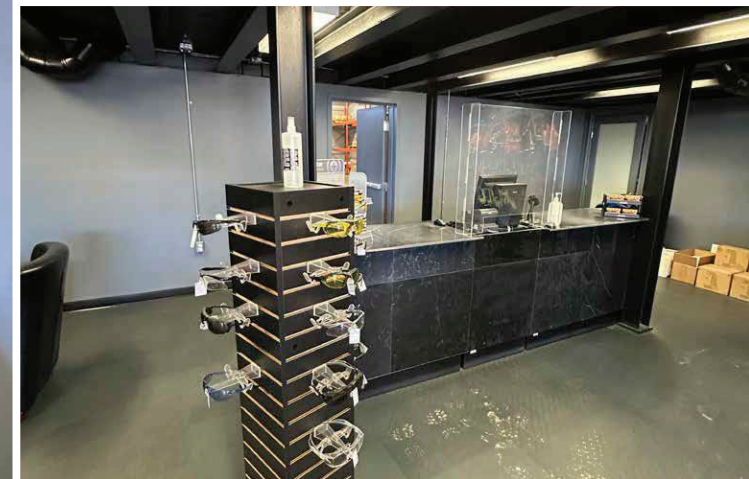
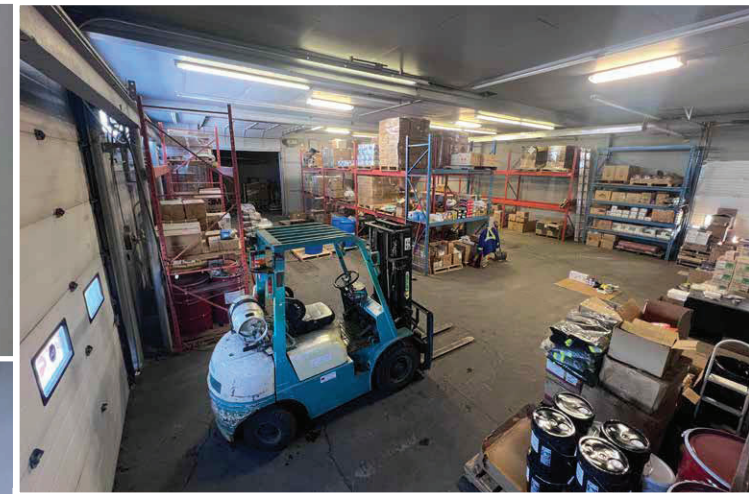
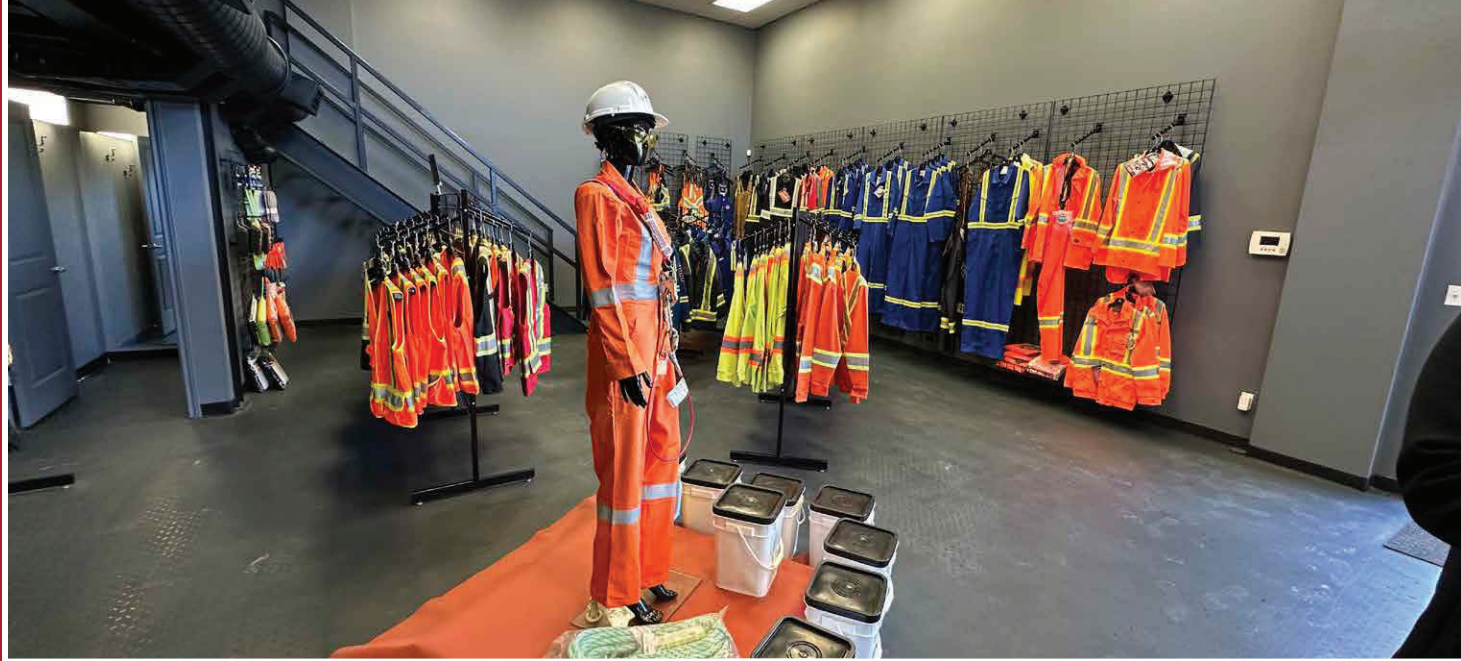
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THE OPPORTUNITY

- Excellent exposure along Gateway Boulevard (31,800 VPD).
- Complete interior renovation completed in 2016. Including (but not limited to) cosmetic updates to floors, paint, and fixtures, upgrades to washrooms, new furnace and hot water tank installation, as well as new electrical and phone lines.
- Main floor consists of open concept showroom, with washrooms, change rooms and customer lounge.
- Main floor showroom & structural mezzanine area are both serviced with air conditioning.
- Structural mezzanine is inclusive of 3 offices, reception area and lunchroom.
- Ample staff and customer parking.
- Due Diligence available - Phase 1 ESA and RRP completed by Vendor



PROPERTY DETAILS

MUNICIPAL ADDRESS

5715 Gateway Boulevard,
Edmonton, AB

LEGAL DESCRIPTION

Plan 2785MC, Block 92, Lot 10A

ZONING

IH - Heavy Industrial

YEAR BUILT

1961

Complete interior renovation in 2016

MARKET

Calgary Trail North

SITE COVERAGE RATIO

28%

BUILDING SIZE

+/- 1,750 SF Main Floor Office/Showroom
+/- 3,840 SF Warehouse

+/- 5,590 SF Main Floor
816 SF Structural Office Mezzanine
+/- 6,406 SF Total Building Area

SITE SIZE

0.50 Acres

LOADING DOORS

(1) 16'x14' Grade

HEATING

Radiant, unit heaters, and forced air

CEILING HEIGHT

14'1"

YARD

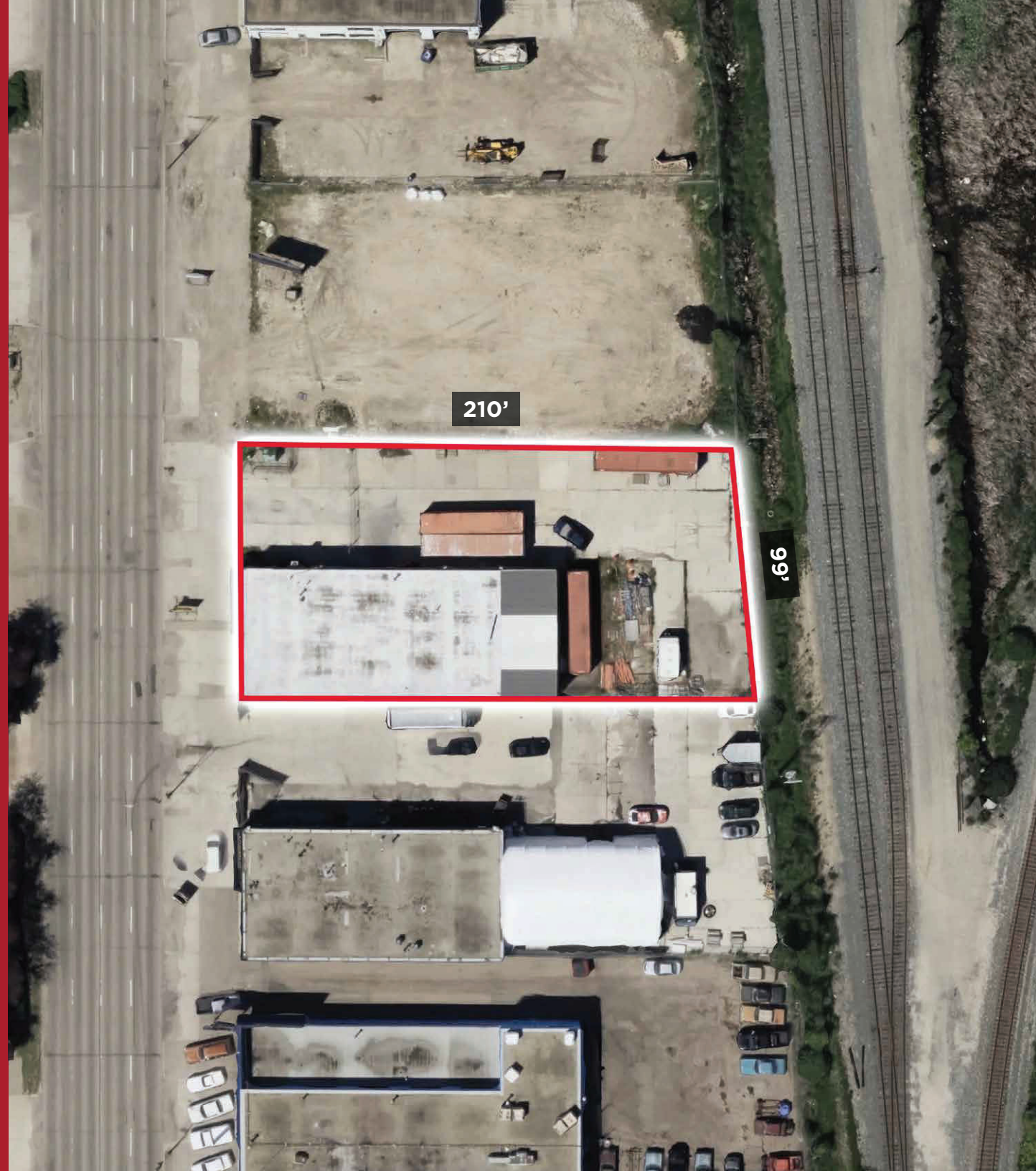
Fenced & hard surfaced

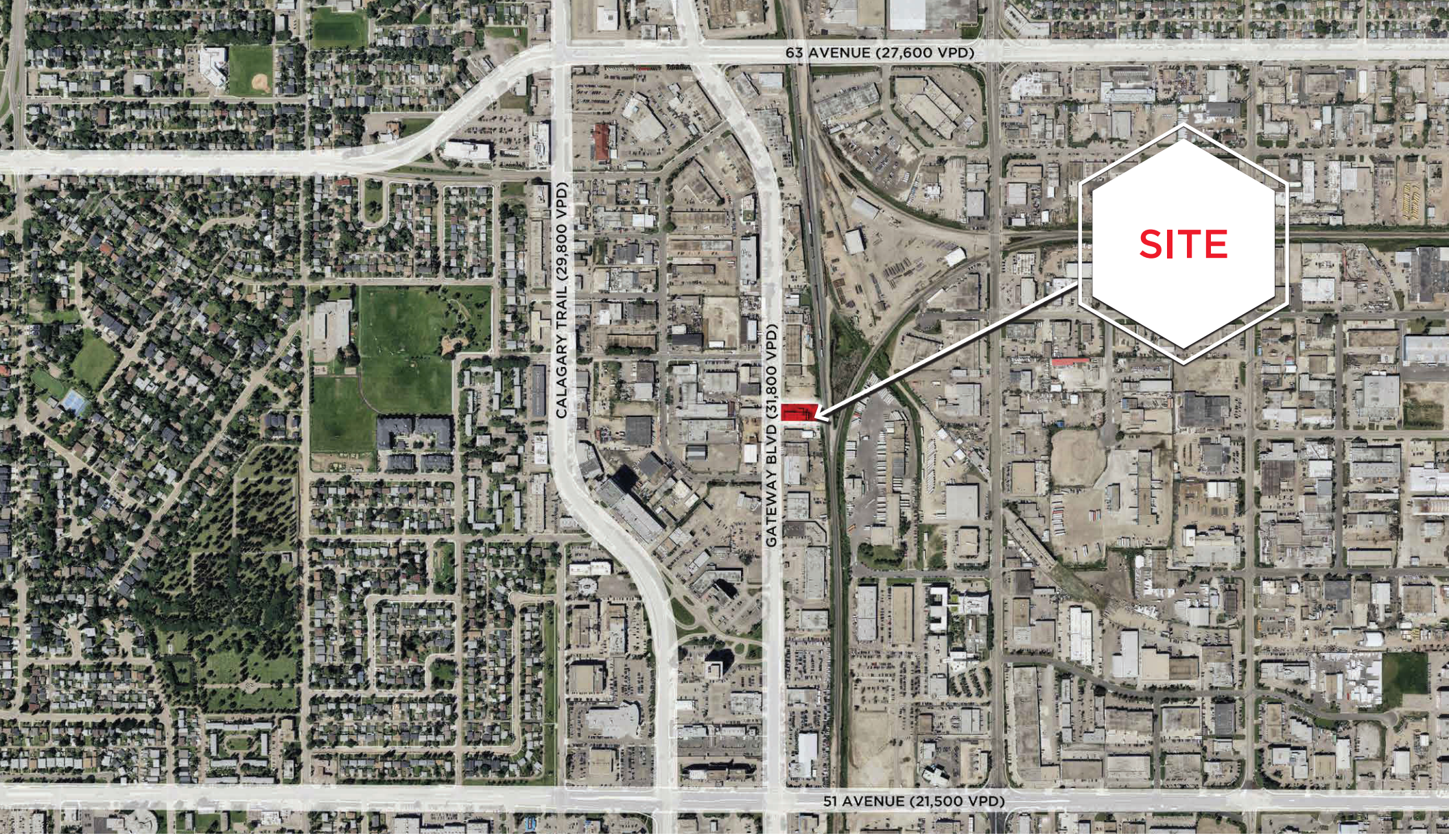
SALE PRICE

\$2,100,000

TAXES

\$32,059.23 (2023)





63 AVENUE (27,600 VPD)

CALGARY TRAIL (29,800 VPD)

GATEWAY BLVD (31,800 VPD)

51 AVENUE (21,500 VPD)

SITE

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