

FOR SALE

# OLD STRATHCONA COMMERCIAL BUILDING

8230/32 GATEWAY BLVD,  
EDMONTON, AB

## Adrian Ambrozuk

Associate Partner  
780 733 6406  
[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

## Jordan Murray

Senior Associate  
780 429 9399  
[jordan.murray@cwedm.com](mailto:jordan.murray@cwedm.com)

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

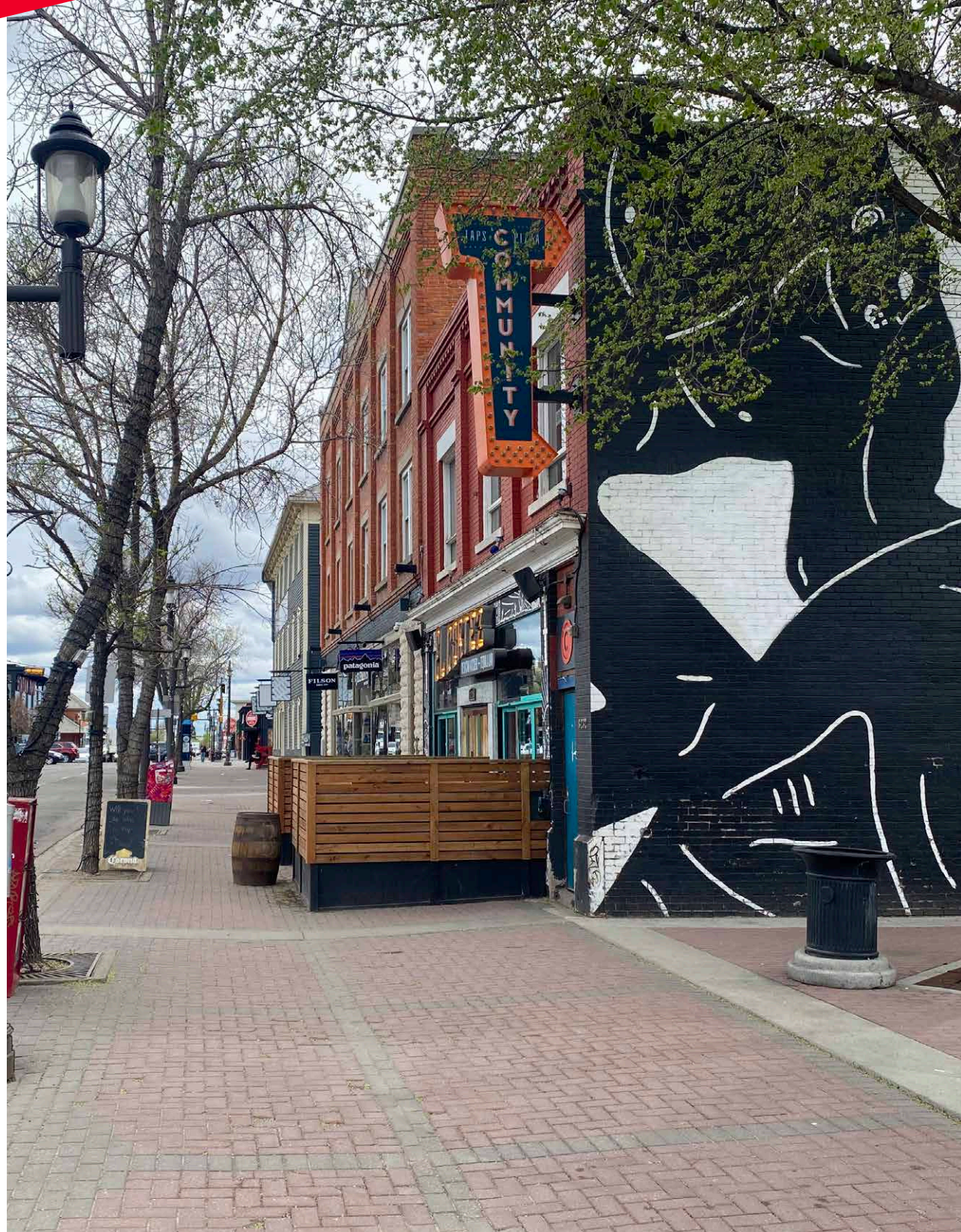
Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 23, 2024

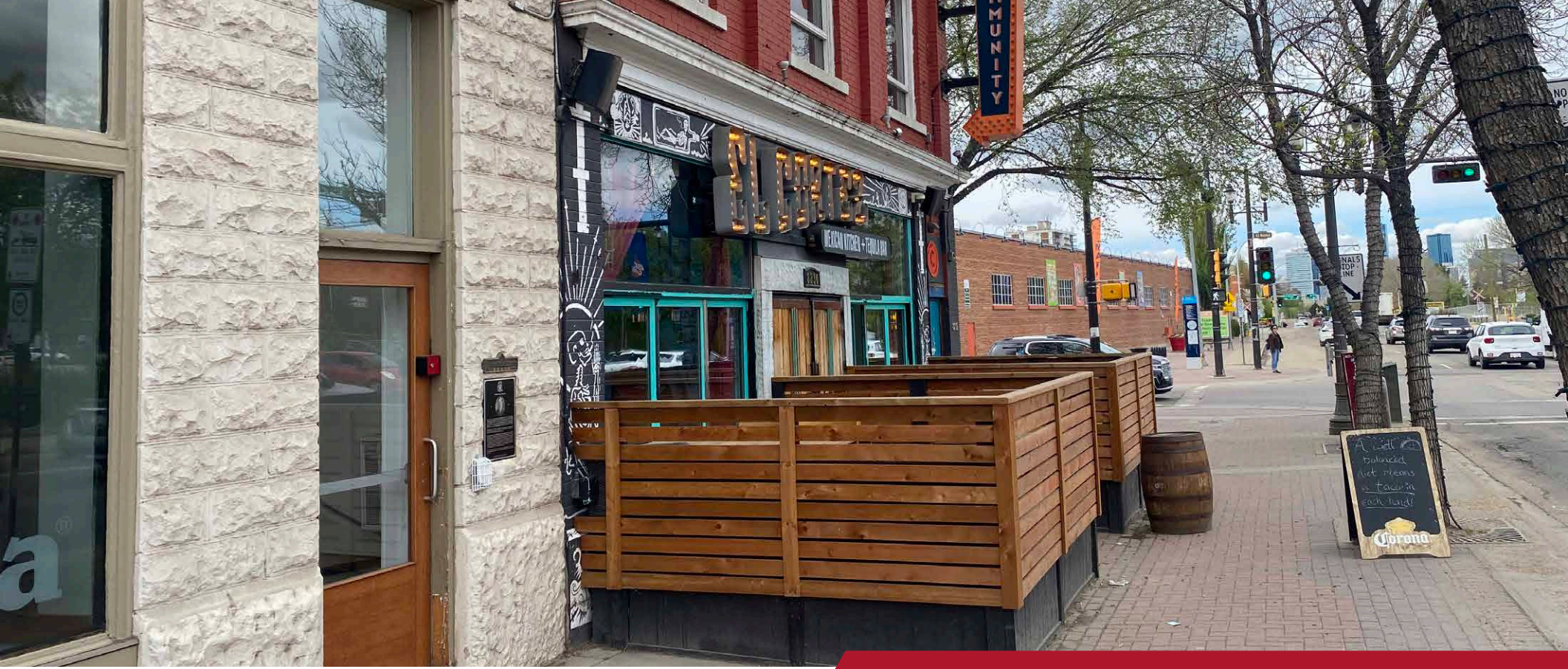
## PROPERTY HIGHLIGHTS

Located on Gateway Boulevard just north of Whyte Avenue, this is an opportunity to own a mature and gorgeous “brick and beam” building in the heart of Old Strathcona’s commercial district.

Currently tenanted with a successful restaurant operator, this building has long been a fixture in the heart of one of Edmonton’s most vibrant retail districts (the “Whyte Avenue” Area). The building is pedestrian friendly and positioned along a major arterial thoroughfare with tremendous exposure to commuter traffic. The area hosts multiple cultural and arts events such as the Edmonton Fringe Festival. The site is positioned across from the historic Old Strathcona Farmers Market, as well as multiple theaters and event spaces.

The Whyte Avenue Commercial Corridor has long been one of the densest retail nodes in the city, with retailers ranging from national banners to independent boutiques. This is truly a part of the city with character. The surrounding residential population is comprised of dense pockets of multifamily walk-up style apartments, condominium and rental redevelopments, as well as a mature upscale single-family housing. With a robust nightlife, restaurants, and shopping, as well as being positioned within walking distance to the University Of Alberta, The area trends towards a youthful demographic with discretionary spending.





## PROPERTY DETAILS

### ADDRESS

8230/32 Gateway Blvd, Edmonton AB

### LEGAL DESCRIPTION

Plan I, Block 68, Lot 25

### PROPERTY TAXES

\$33,871.80 (2024)

### ZONING

DC1 - Direct Development Control Provision

### BUILDING SIZE

Main Floor: ~2,510 SF

Second Floor ~2,510 SF

Basement: ~ 987 SF developed (+1,422 SF Storage)

Total: ~7,429 SF

### NEIGHBOURHOOD

Old Strathcona

### SITE AREA

~4,182 SF

### BUILT

1920 (est)

### CONSTRUCTION

Combination of brick and concrete.

### FOUNDATION

Poured concrete with a full concrete basement foundation

### EXTERIOR FINISH

Painted brick

### ROOF

Flat roof

### CEILING HEIGHT

Finished ceiling clearance between 10 feet and 12 feet

### TENANCY

Long Term Restaurant Tenant

### SALE PRICE

Contact Agent

### CAP RATE

Contact Agent

REAR UPPER PATIO



SIDE MURAL



REAR PATIO





KITCHEN



MAIN FLOOR DINING ROOM



MAIN FLOOR DINING ROOM



PATIO

# AERIAL



WHYTE AVENUE/82 AVENUE (25,600 VPD)



104 STREET (14,100 VPD)



GATEWAY BLVD (19,700 VPD)



## WHYTE AVENUE HIGHLIGHTS

Whyte Avenue, located in the heart of Edmonton's vibrant Old Strathcona district, is a bustling hub of culture, commerce, and entertainment.

Renowned for its historic charm and dynamic atmosphere, Whyte Avenue boasts a diverse mix of trendy boutiques, eclectic restaurants, and lively nightlife, attracting both locals and tourists year-round.

Its proximity to the University of Alberta ensures a steady influx of students and professionals, creating a thriving environment for businesses. The avenue's blend of historic architecture and modern amenities makes it an ideal location for commercial real estate investment and development, offering excellent visibility and foot traffic in one of Edmonton's most sought-after neighborhoods.



# DEMOGRAPHICS



## POPULATION

1 KM	3 KM	5 KM
14,120	83,297	181,666



## HOUSEHOLDS

1 KM	3 KM	5 KM
8,113	42,936	89,242



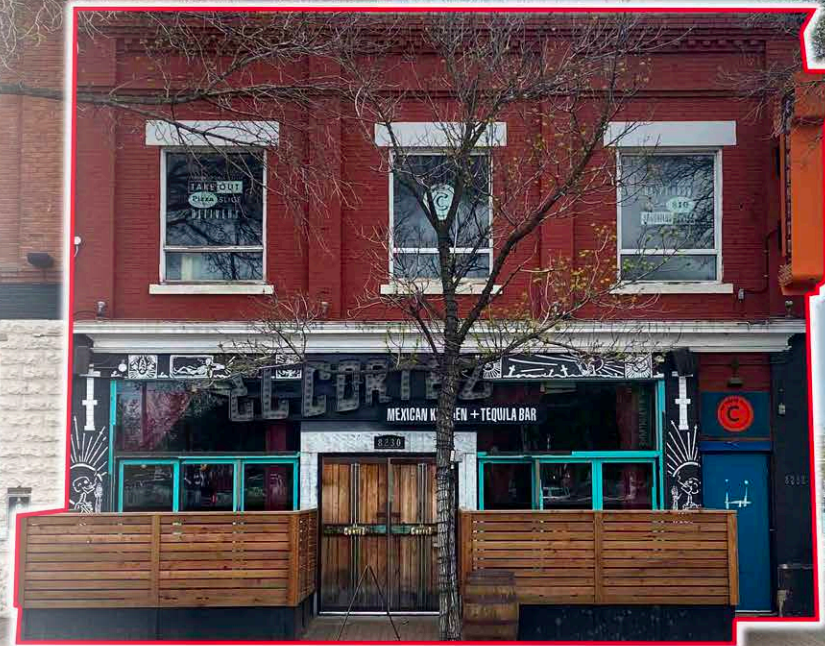
## AVERAGE INCOME

1 KM	3 KM	5 KM
\$93,693	\$110,646	\$109,955



## VEHICLES PER DAY

104 Street: 14,100 VPD  
Gateway Blvd: 19,700 VPD  
Whyte Avenue/82 Avenue: 25,600 VPD



# GATEWAY BLVD

**Adrian Ambrozuk**  
Associate Partner  
780 733 6406  
[adrian.ambrozuk@cwedm.com](mailto:adrian.ambrozuk@cwedm.com)

**Jordan Murray**  
Senior Associate  
780 429 9399  
[jordan.murray@cwedm.com](mailto:jordan.murray@cwedm.com)

