



 **CUSHMAN & WAKEFIELD**  
Edmonton

**FOR SALE** **PAGNOTTA**  
**PROFESSIONAL BUILDING &**  
**PAGARO SOUTH BUILDING**

5920 & 5978 Gateway Boulevard | Edmonton, AB

**Shane Asbell**  
Partner  
780 917 8346  
shane.asbell@cwedm.com

**Scott Vreeland**  
Associate Partner  
780 702 9477  
scott.vreeland@cwedm.com

**Jacob Dykstra**  
Senior Associate  
780 702 5825  
jacob.dykstra@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 for properties in question. December 9, 2024.

# THE OPPORTUNITY

## Fully Leased AAA-Grade Investment Opportunity on Gateway Boulevard

Cushman & Wakefield Edmonton is proud to present a premier commercial investment opportunity at the Pagnotta Professional Building and Pagaro South Building, located at 5920 & 5978 Gateway Boulevard, Edmonton, Alberta. Built by Pagnotta Inc., one of Edmonton's leading concrete contractors, these properties showcase cutting edge & innovative design, advanced building systems, and superior construction.

Anchored by Healthcare Solutions and Pagnotta Inc., the Pagnotta Professional Building is a two-storey commercial property encompassing 51,215 SF. Pagaro South is a 13,114 SF two-storey building anchored by Tiny Hoppers Daycare, and accompanied by a dynamic mix of other retail tenants. Both properties are 100% leased and offer a long-term, stable income stream.

Strategically positioned on Gateway Boulevard, one of Edmonton's highest-traffic corridors with approximately 33,800 vehicles passing daily, these properties offer unparalleled visibility and accessibility. The location connects seamlessly to Edmonton's key regions, including Downtown, West Edmonton, and all areas of South Edmonton.



# INVESTMENT HIGHLIGHTS

---



## STABLE INCOME WITH STRONG TENANT MIX

The Pagnotta Professional Building and Pagaro South Building are fully leased, offering investors a dependable and secure income stream. The properties are anchored by a diverse and reputable tenant mix, including Healthcare Solutions, a leading provider in the medical supply industry; Pagnotta Inc., the developer and a top-tier construction firm; and Tiny Hoppers Daycare, a trusted childcare provider with an outdoor rooftop play area. The tenant roster also includes a mix of other retail, medical, and professional businesses.

The long-term lease agreements are further enhanced by the Weighted Average Lease Term (W.A.L.T.), measured at 7.98 years for the Pagnotta Professional Building and 7.24 years for the Pagaro South Building, ensuring steady cash flow and minimizing turnover risk. This stability provides a reliable financial foundation for investors and underscores the strong market positioning of these properties.



## AAA-GRADE CONSTRUCTION & DESIGN

Constructed by Pagnotta Inc., a leading concrete contractor in Edmonton, the Pagnotta Professional Building and Pagaro South Building exemplify superior craftsmanship and advanced design. These properties incorporate the latest building systems, providing energy efficiency, modern functionality, and long-term durability. The Pagnotta Professional Building, with its distinct concrete design, elevated ceiling heights, and customizable LED feature lighting, stands as a benchmark for contemporary commercial architecture in Edmonton.

The Pagaro South Building, completed in 2020, complements its counterpart with innovative features like a rooftop play area for its daycare tenant and a thoughtfully curated mix of retail and office spaces. These buildings are designed to meet the evolving needs of businesses and tenants, enhancing tenant satisfaction and ensuring long-term value for investors.

---

# LOCATION OVERVIEW

The Pagnotta Professional Building and Pagaro South Building are strategically positioned on Gateway Boulevard, a high-profile arterial road that serves as a major commercial and commuter corridor. This prime location benefits from unparalleled visibility, with approximately 33,800 vehicles passing daily, providing significant exposure for tenants and making the properties a landmark destination.

Gateway Boulevard is a critical connector in Edmonton's transportation network, offering seamless access to key areas such as downtown Edmonton, South Edmonton, and West Edmonton. Proximity to major roadways like Calgary Trail, Whitemud Drive, and Argyll Road (63<sup>rd</sup> Ave) further enhances connectivity, allowing for convenient travel throughout the city.

In addition to the location's commercial advantages, the Pagnotta Professional Building and Pagaro South Building provide ample on-site parking options, including 49 underground stalls, and 117 surface stalls, catering to tenants, visitors, and customers.



# PROPERTY OVERVIEW

	Pagnotta Professional Building	Pagaro South Building
<b>Municipal Address</b>	5920 Gateway Boulevard	5978 Gateway Boulevard
<b>Legal Description</b>	Condominium Plan 2122059, Unit 1 Condominium Plan 2122059, Unit 2	Condominium Plan 2122059, Unit 3 Condominium Plan 2122059, Unit 4
<b>Year Built</b>	2017	2020
<b>Zoning</b>	GC (General Commercial)	
<b>Total Leasable Area</b>	51,215 SF *Includes 7,212 SF of mezzanine office & storage (rent free)	13,114 SF
<b>Site Area</b>	2.52 Acres (both properties)	
<b>Number of Tenants</b>	5	5
<b>Occupancy Rate</b>	100%	100%
<b>W.A.L.T.</b>	7.98 years	7.24 years
<b>Parking Stalls</b>	49 underground parking stalls 38 surface stalls	79 surface stalls

## LISTING DETAILS

### ASKING PRICE:

\$22,250,000

### TOTAL CURRENT NOI:

\$1,435,824.90

\*Escalating Rents in tenant leases will increase future proforma NOI

# TENANT MIX

## PAGNOTTA PROFESSIONAL BUILDING

**HEALTHCARE SOLUTIONS** | 26,168 SF, plus 7,212 SF  
of mezzanine office & storage

**PAGNOTTA INC.** | 13,024 SF

**NURSE NEXT DOOR** | 1,865 SF

**JMA LAW** | 2,044 SF

**PIPE SOLUTION SERVICES** | 902 SF

## PAGARO SOUTH BUILDING

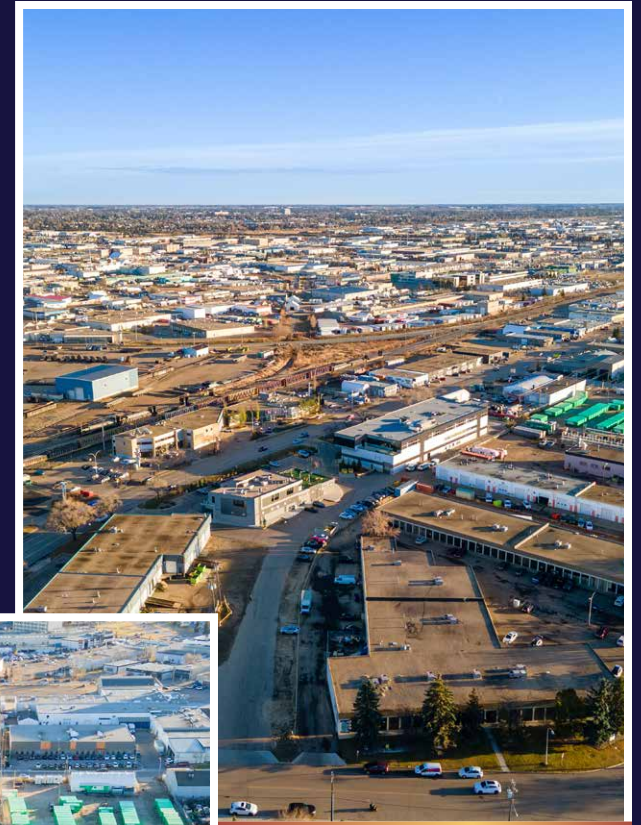
**TINY HOPPERS** | 2,400 SF (Main Floor), 5,130 SF  
(2nd Floor), plus roof top play area

**STUDIO 29** | 1,518 SF

**BETSY'S SOUTH AFRICAN DELI** | 1,482 SF

**MASTERS REALTY** | 1,230 SF

**DR. CARLO PANARO** | 1,354 SF



# TENANT SUMMARY - PAGNOTTA PROFESSIONAL BUILDING

## HEALTHCARE SOLUTIONS

Healthcare Solutions offers services, resources, and a wide range of medical products for acute rehabilitation and palliative care. Their offerings include mobility aids, bath safety products, hospital beds, specialty mattresses, incontinence and wound care supplies, braces, surgical supports, therapy aids, power scooters, and lift chairs. They provide certified surgical fitting services, equipment maintenance and installation, rentals, and in-home or hospital fittings. They are affiliated with programs like AADL, WCB, DVA, NIHB, and MVAC and are a member of the Medical Surgical Dealers Association.

## PAGNOTTA INC.

Pagnotta, with over 25 years of experience, is a dedicated builder specializing in high-rise, mixed-use, and commercial projects. Since its first project in 1992, the company has focused on its vision of “changing skylines, building futures.” They prioritize a transparent, solutions-based approach, offering practical advice and support throughout every project stage. As a private, family-owned company, Pagnotta fosters an open, connected culture that emphasizes honesty, accountability, and communication. They view clients as partners, building collaborative relationships that add value to each project.

## NURSE NEXT DOOR

Nurse Next Door is a senior home care company dedicated to promoting happier aging and improving the lives of clients and their families. With franchise locations across Canada and the U.S., they offer services ranging from part-time companionship to 24/7 nursing care. Their compassionate caregivers provide flexible, around-the-clock support in the comfort of clients’ homes, ensuring peace of mind for families.

## JMA LAW

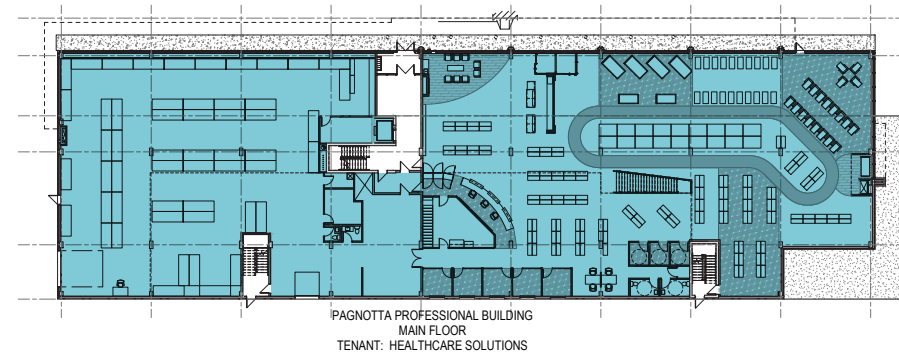
JMA Law Firm, founded in 2020, is a global legal practice serving Alberta, Canada, and Nigeria. Committed to legal excellence, personalized service, and building lasting client relationships, the firm emphasizes trust, integrity, and mutual respect while providing top-tier legal representation.

## PIPE SOLUTION SERVICES

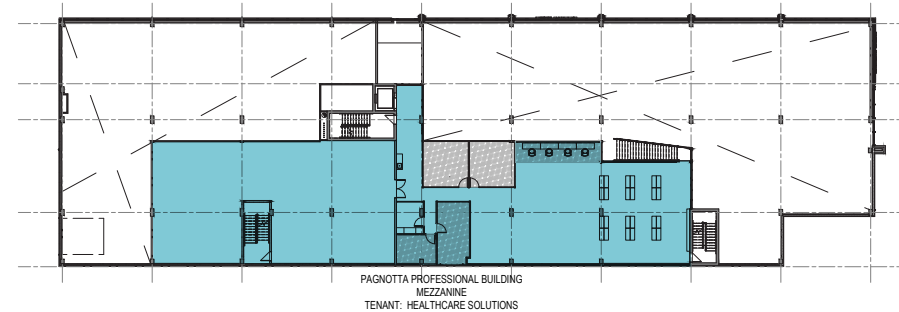
Pipe Solution Services is a leading provider of pipe repair and reinforcement solutions, specializing in the oil and gas, construction, and marine industries. The company offers a variety of reliable products and expertise to meet pipeline needs. They also provide 24/7 hotshot service across Alberta, ensuring prompt and consistent solutions to all issues.

# FLOOR PLANS - PAGNOTTA PROFESSIONAL BUILDING

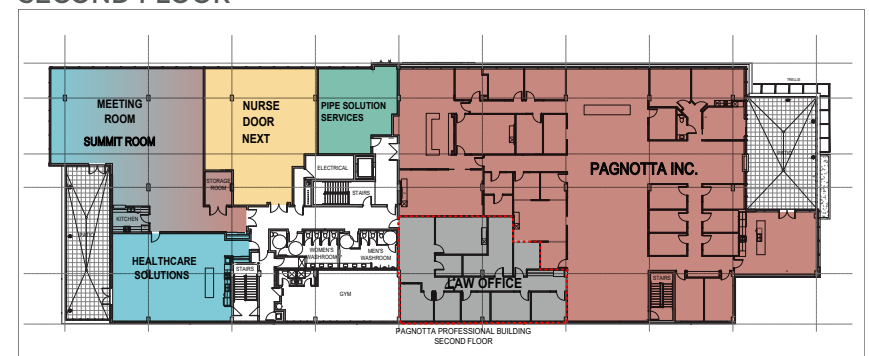
## FIRST FLOOR



## MEZZANINE



## SECOND FLOOR



# TENANT SUMMARY - PAGARO SOUTH BUILDING

## TINY HOPPERS

Tiny Hoppers, an award-winning Early Learning Centre, was established in January 2005 in Ottawa, Canada. Known for providing a safe and engaging play environment, it has gained national and international recognition, leading to global franchise expansion. The center's team consists of certified professionals, and it collaborates with educational experts to offer exclusive and stimulating programs for children.

## STUDIO 29

Studio 29 is a full service body care studio. The company focuses on being forward-thinking by prioritizing guest comfort. They offer complimentary beverages and snacks, Kindles for reading, magazines, and phone charging stations. Their goal is to help guests relax and enjoy their time while they handle the work.

## BETSY'S SOUTH AFRICAN DELI

Niel, Rozanne, and Nizanne Lourens moved to Canada between 2006 and 2010. Nizanne began working at Betsy's in 2012 and quickly became passionate about the business. In 2014, they took over Betsy's from Yvonne and Andrew Lennox, preserving the original recipes created by Tannie Betsy, the original owner. They pride themselves on being the top destination in Edmonton for South African and African products like biltong, boerewors, and melk tert, serving both African communities and Canadians. They aim to continue serving customers for many years and welcome suggestions for service improvements.

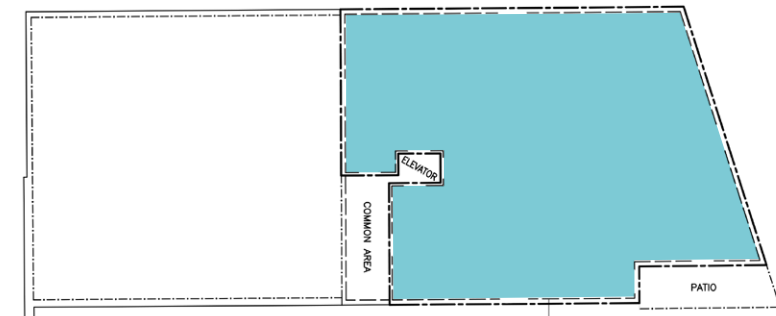
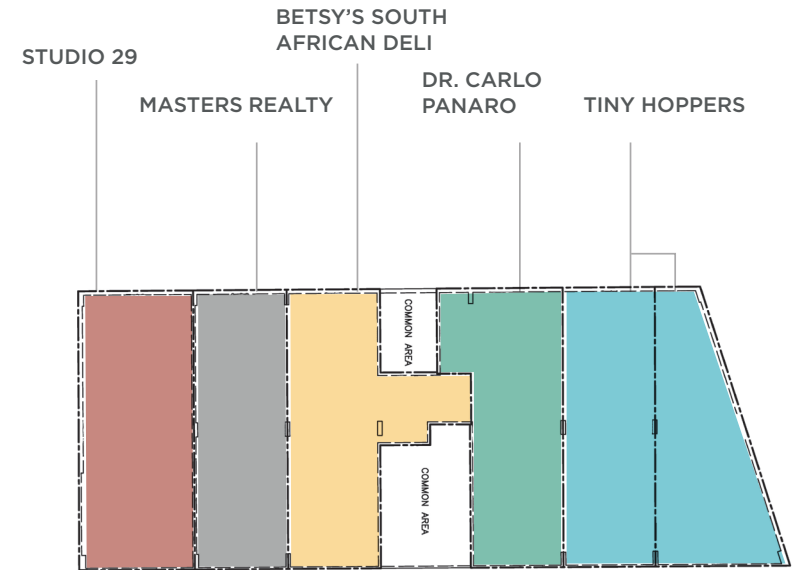
## MASTERS REALTY

Century 21 Masters, established in 2004 in Edmonton, has grown to over 180 REALTORS® serving Edmonton, Calgary, and surrounding areas. Led by Geneva Tetreault and James Mabey, the team is committed to providing exceptional, client-focused real estate experiences. The brokerage emphasizes the importance of each team member's role in maintaining its high standards of service across the province.

## DR. CARLO PANARO

Dr. Carlo Panaro is an experienced orthopedic surgeon in Edmonton, AB, specializing in musculoskeletal conditions. His expertise includes sports injuries, joint preservation, cartilage restoration, ligament reconstruction, and fracture care. Dr. Panaro stays current with the latest surgical advancements, offering minimally invasive treatments and personalized care. He combines advanced technology with empathy to meet the unique needs and goals of his patients.

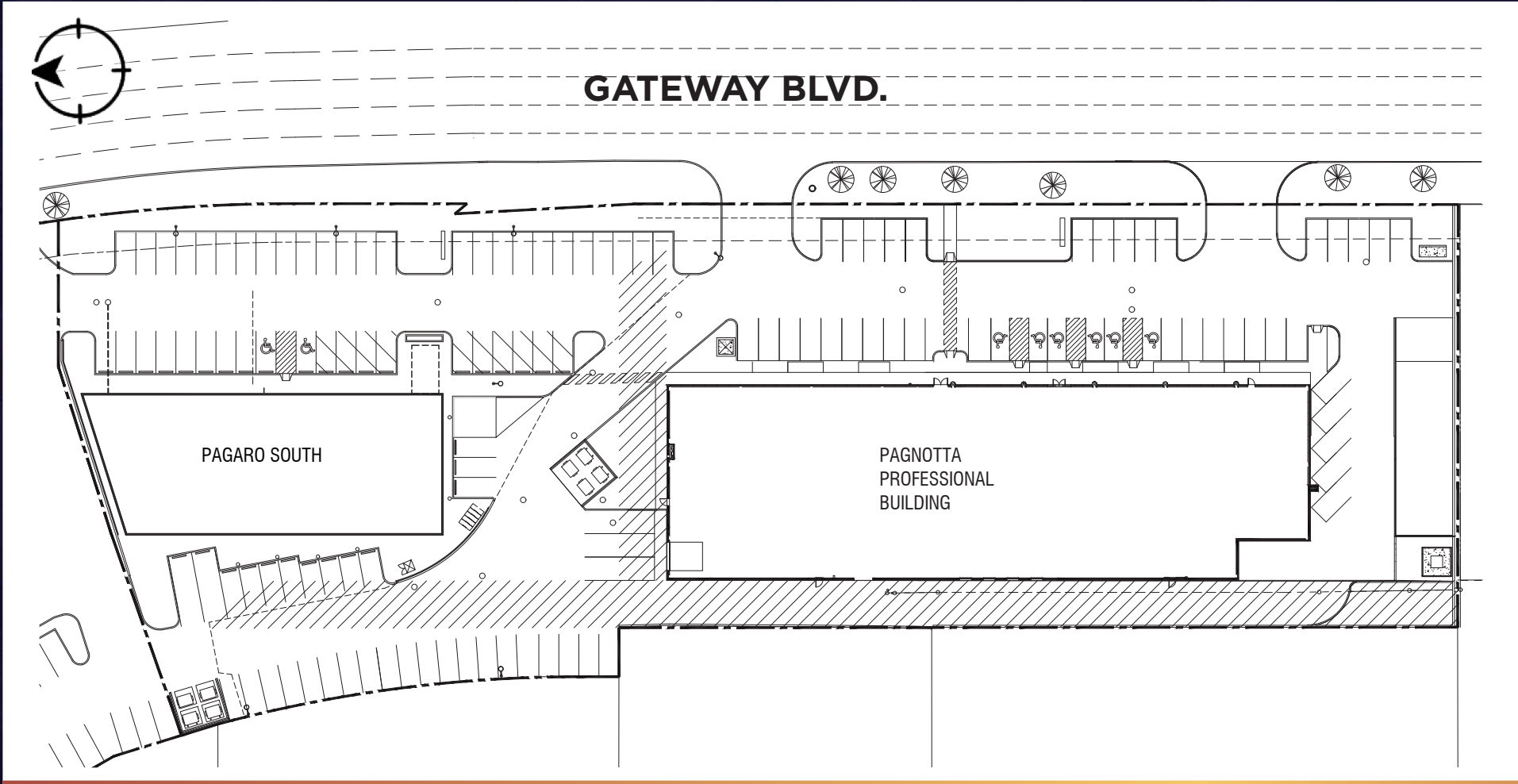
# TENANT BUILDING PLAN - PAGARO SOUTH BUILDING



TINY HOPPERS



**SITE PLAN**





## PROPERTY PHOTOS



**Shane Asbell**  
Partner  
780 917 8346  
shane.asbell@cwedm.com

**Scott Vreeland**  
Associate Partner  
780 702 9477  
scott.vreeland@cwedm.com

**Jacob Dykstra**  
Senior Associate  
780 702 5825  
jacob.dykstra@cwedm.com