

FOR SALE OR LEASE

HIGH EXPOSURE MULTI-TENANT BUILDING

NAI Commercial



5817 GATEWAY BLVD | EDMONTON, AB | 7 BAYS FRONTING GATEWAY BLVD

PROPERTY HIGHLIGHTS

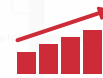
- Building for sale or individual bays for lease
- 2,400 sq.ft.± bays: five leased, two vacant
- High exposure along Gateway Boulevard with easy access and good marshalling area
- Ideal for owner/user looking for additional investment income



33,700 VPD
GATEWAY AND 58 AVENUE



157,846
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2028



105,141 EMPLOYEES
7,546 BUSINESSES



\$5.19B
TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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ADDITIONAL INFORMATION

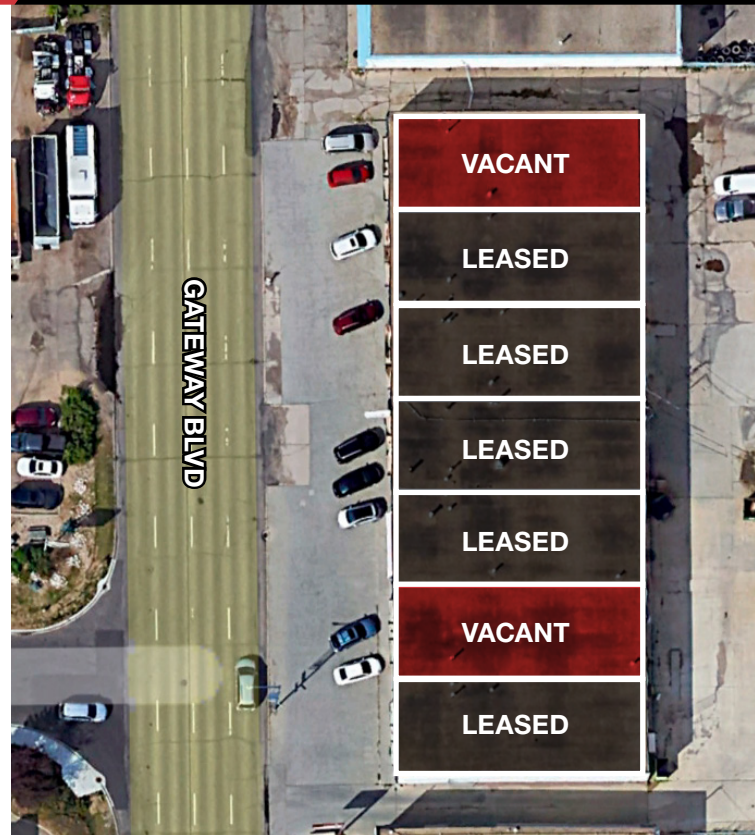
LEGAL DESCRIPTION	Lot 11, Block 92, Plan 1241MC
SITE/YARD SIZE	1 acre
ZONING	CN (Neighbourhood Commercial)
AVAILABLE	Immediately
YEAR BUILT	1964
CEILING HEIGHT	15' clear
HEATING	Forced air plus overhead heaters in warehouse
POWER	To be determined
LOADING	Each bay has a 12'x14' grade overhead door

SALE INFORMATION

SIZE	16,800 sq.ft.±
PROPERTY TAXES	\$65,525.64 (2023)
SALE PRICE	\$2,850,000

LEASE INFORMATION

SIZE	2,400 sq.ft.±
LEASE TERM	3 - 10 years
TENANT IMPROVEMENT ALLOWANCE	Negotiable
LEASE RATE	Market
OPERATING COSTS	\$6.10/sq.ft./annum (2024 estimate)



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