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3940 GATEWAY BOULEVARD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Edmonton, Alberta



Listing ID:
31898


MLS ID:
A2252896

\$21,464,500



 **SUNIL MALL**
 (403) 590-2233

 URBAN-REALTY.ca
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 3940 Gateway Boulevard NW, Edmonton , Alberta T6J 5H2

Transaction Type For Sale	Days On Market 168	Zoning DC2
Subdivision Calgary Trail South	Year Built 1988	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8821667
Building Area (Sq. Ft.) 47275.00	Building Area (Sq. M.) 4391.95	Inclusions N/A
Restrictions None Known	Reports None	

Location, Location Location!! One of a kind opportunity to acquire 47,000 sqft+ building sitting on 3.9 Acres with great access and ideally situated between Calgary Trail and Gateway Boulevard with a combined daily traffic of 70,000 vehicles per day and direct visibility from Gateway Blvd. This property is located in the South Park Centre development, a 369,000 sf center anchored by a 90,000 sf Walmart, a 34,600 sf Goodlife, and a 43,000 sf H Mart. South Park Centre is a one stop shopping destination featuring a strong mix of national and local retail and service tenants. The site caters to over 153,500 people within a 5km radius, with an average household income of over \$107,800. Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.

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