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3940 GATEWAY BOULEVARD NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationEdmonton, Alberta

Listing ID:

31898

MLS ID: A2252896

\$21,464,500



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3940 Gateway Boulevard NW, Edmonton , Alberta $\,$ T6J 5H2 $\,$

Transaction Type

For Sale

Days On Market

83

Zoning DC2

Subdivision

Calgary Trail South

Year Built

1988

Structure Type
Warehouse

Property Type

Commercial

Industrial

Legal Plan 8821667

Building Area (Sq. Ft.)

47275.00

Building Area (Sq. M.)

Property Sub Type

4391.95

Inclusions

N/A

RestrictionsNone Known

Reports None

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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