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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  
 403-590-2233

  
3940 Gateway Boulevard NW, Edmonton , Alberta T6J 5H2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 232	<b>Zoning</b> DC2
<b>Subdivision</b> Calgary Trail South	<b>Year Built</b> 1988	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8821667
<b>Building Area (Sq. Ft.)</b> 47275.00	<b>Building Area (Sq. M.)</b> 4391.95	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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