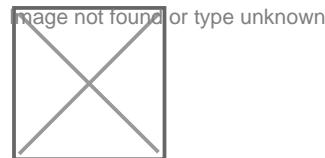


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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