

FOR LEASE

±6,406 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



5715 Gateway Boulevard, Edmonton, AB

FREE-STANDING BUILDING WITH YARD

Property Highlights

- Dual-compartment sump
- Showroom
- Mezzanine office
- Fenced and gated
- Hard-surfaced yard
- Excellent exposure along Gateway Boulevard with heavy daily traffic (reported ~31,800 vehicles per day)
- Positioned in the Calgary Trail North commercial/industrial corridor.



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

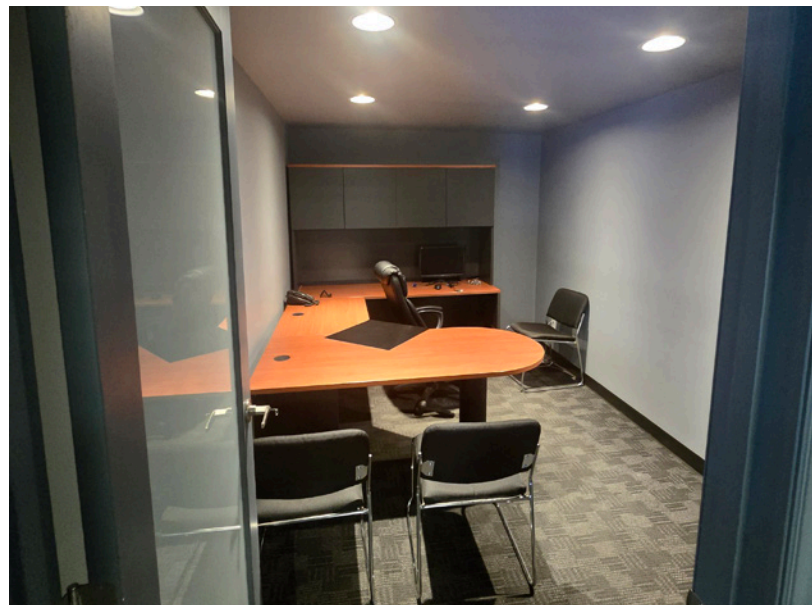
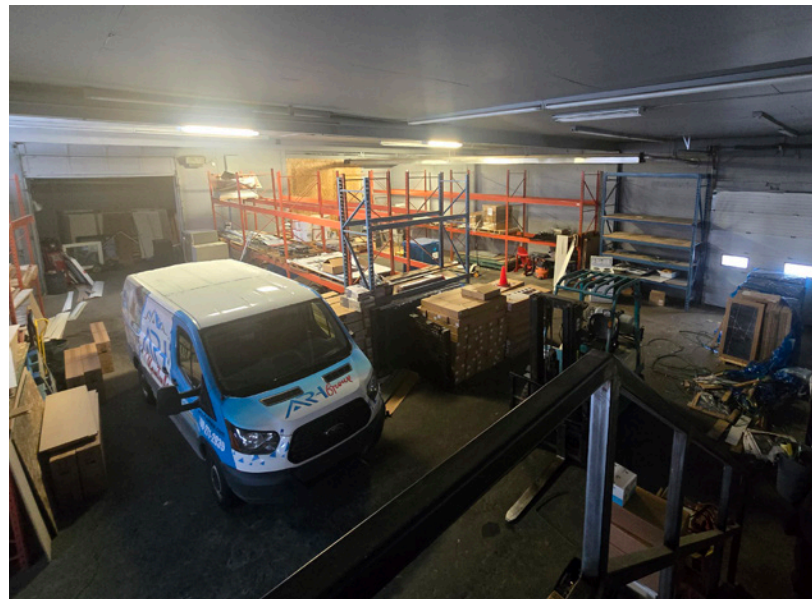
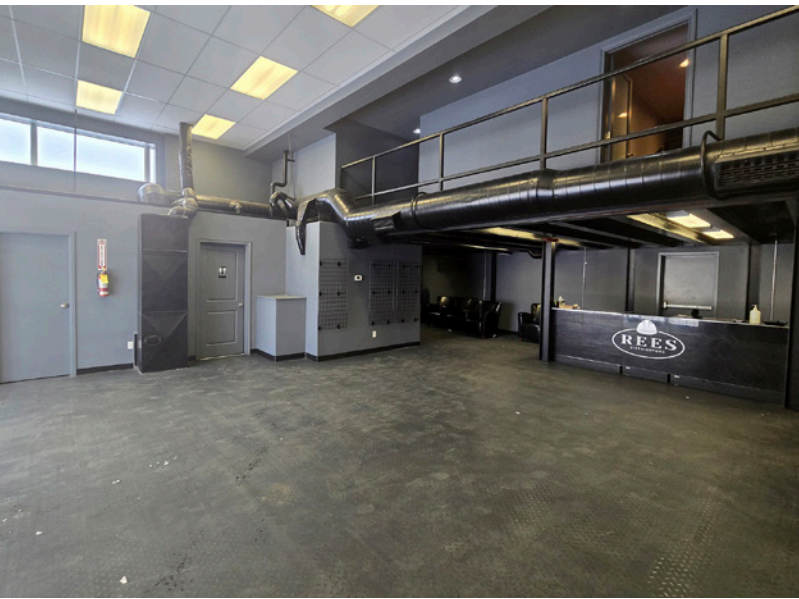
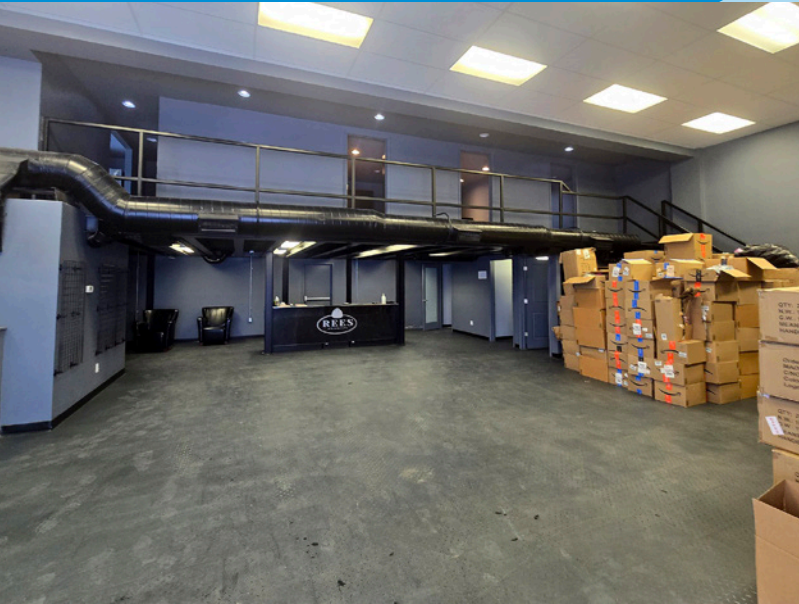


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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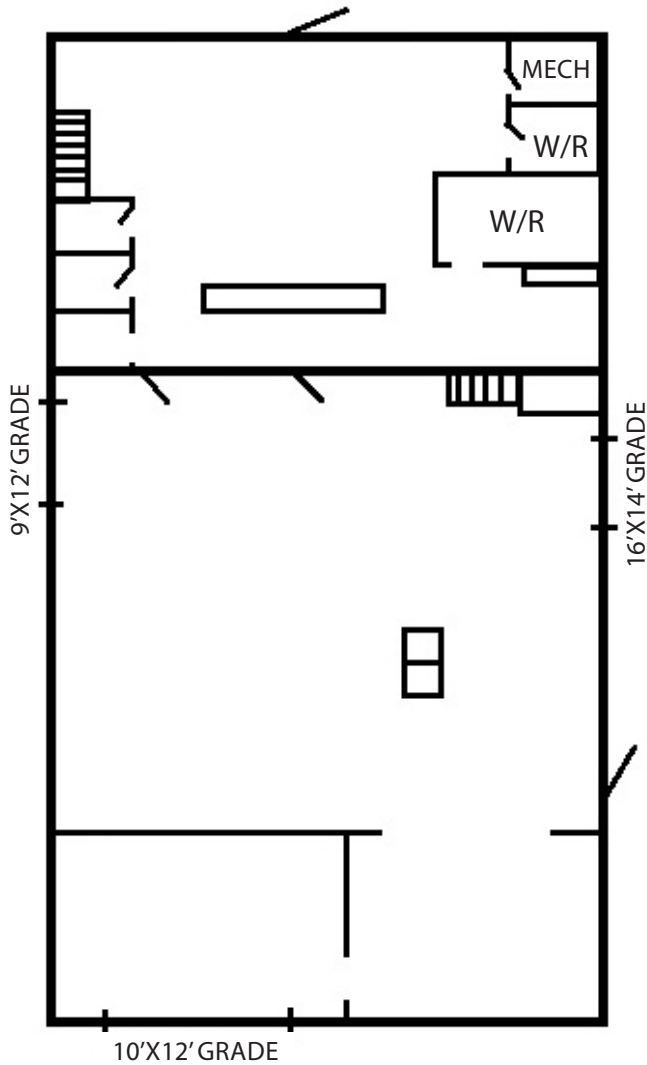
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Floor Plan

MAIN FLOOR



SECOND-FLOOR
MEZZANINE OFFICE



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Property Information

Municipal Address: 5715 Gateway Blvd NW, Edmonton, AB

Building Size: 6,406 Sq. Ft. (+/-)

Lot Size: Approximately 0.5 Acre (+/-)

Zoning: IH (Heavy Industrial)

Parking: Ample Surface Parking

Ceiling Height: 14'1"

Loading: 9'x12', 10'x12', 16'X 14' Grade

Possession: Immediate/negotiable

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Lease Rate: Market

Op Costs: TBC

Contact

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