

# FOR SALE

5715/5725 GATEWAY BLVD, EDMONTON, AB


±6,406 SQ. FT. WITH ±1 ACRE



**FREE-STANDING BUILDING WITH LAND**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

 780.488.0888

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## PROPERTY INFORMATION

**Municipal Address:** 5715/5725 Gateway Blvd NW, Edmonton, AB

**Legal Address:** 5715 Plan 2785MC Blk 92 Lot 10A  
5725 Plan 2320186 Blk 92 Lot 11C

**Building Size:** ±6,406 Sq. Ft.

**Lot Size:** ±0.99 Acre

**Zoning:** 5715 IH (Heavy Industrial) &  
5725 DC2 (Site Specific Development Control)

**Parking:** Ample Surface Parking

**Ceiling Height:** 14'1"

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

**Possession:** Immediate/negotiable

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**Purchase Price:** \$3,300,000.00

**Taxes:** TBC


## 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.
- Sign income on property



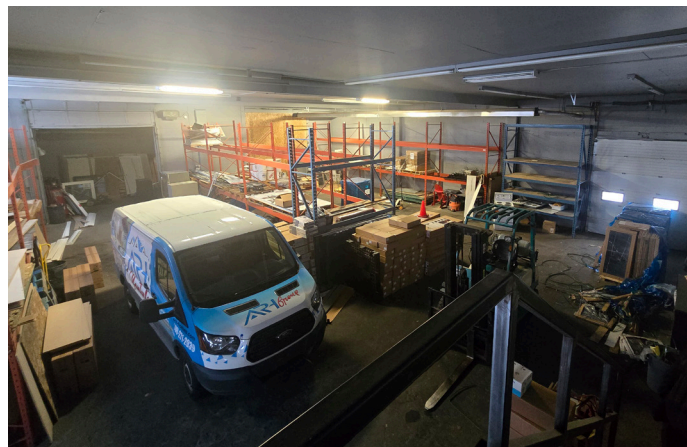
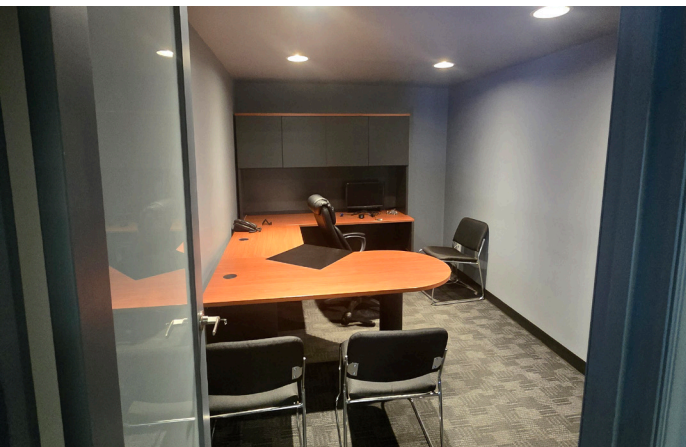
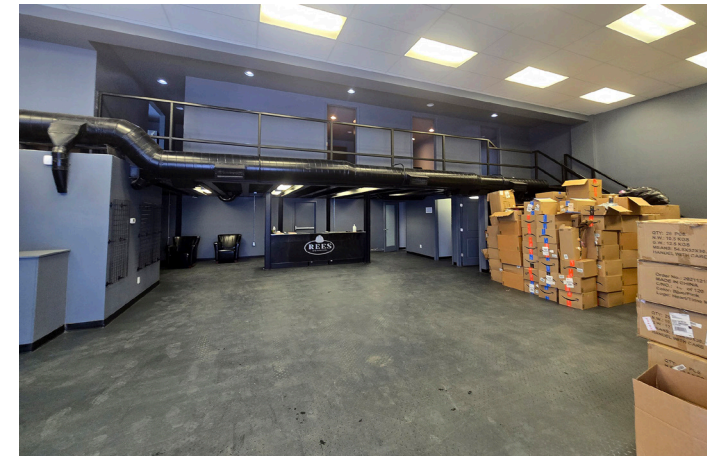
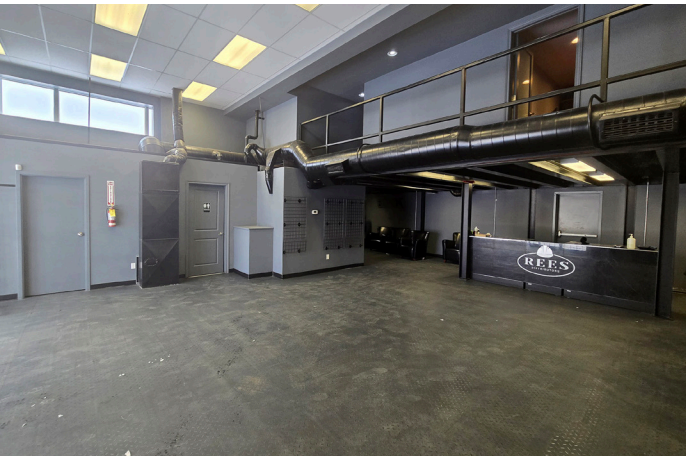
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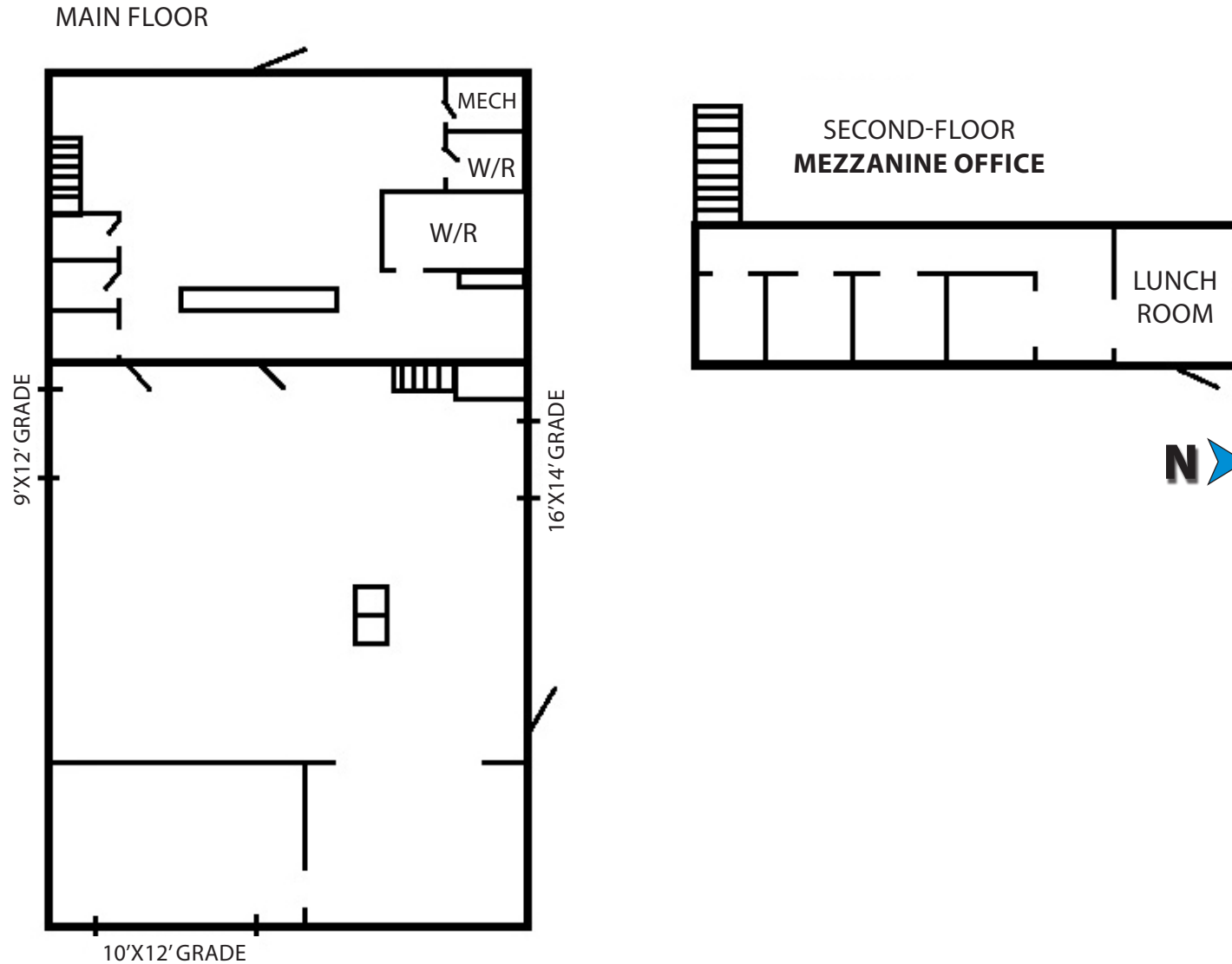
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## FLOOR PLAN



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## CONTACT

**Richard Lizotte**  
President/Broker  
Cell: 780.292.1871  
Direct: 780.784.5360  
richard@lizotterealestate.com

**Lee Berger**  
Associate Broker  
Cell: 587.983.6654  
Direct: 780.784.5363  
lee@lizotterealestate.com

