

FOR LEASE

NAI Commercial

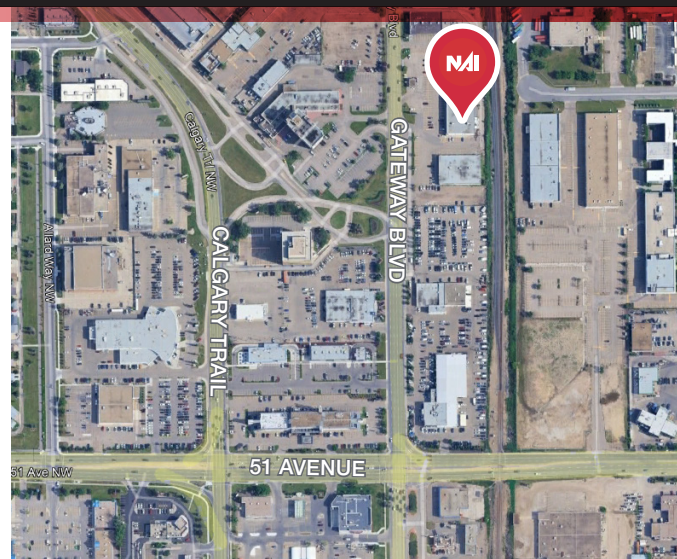
SOUTH EDMONTON RETAIL + WAREHOUSE



5363 GATEWAY BLVD | EDMONTON, AB | RETAIL + WAREHOUSE

PROPERTY DESCRIPTION

- Excellent visibility in a prime South Edmonton location
- Easy access directly off of Gateway Boulevard
- 3,184 sq.ft. total floor area
- Large front windows bring lots of natural light into the space
- 16' clear height ceilings
- Flexible warehouse space with grade loading bay door
- Fully sprinklered



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ADDITIONAL INFORMATION

SIZE	3,184 sq.ft.
LEGAL DESCRIPTION	Plan 1314TR Blk 92 Lot 5A
ZONING	Neighbourhood Commercial (CN)
AVAILABLE	Immediately
CEILING HEIGHT	16' clear
LOADING	One (1) 8'x10' grade door
LEASE TERM	3-5 years
NET LEASE RATE	\$18.00/sq.ft./annum
OPERATING COSTS	\$11.73/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees

