

FOR LEASE

RIVIERA PLAZA

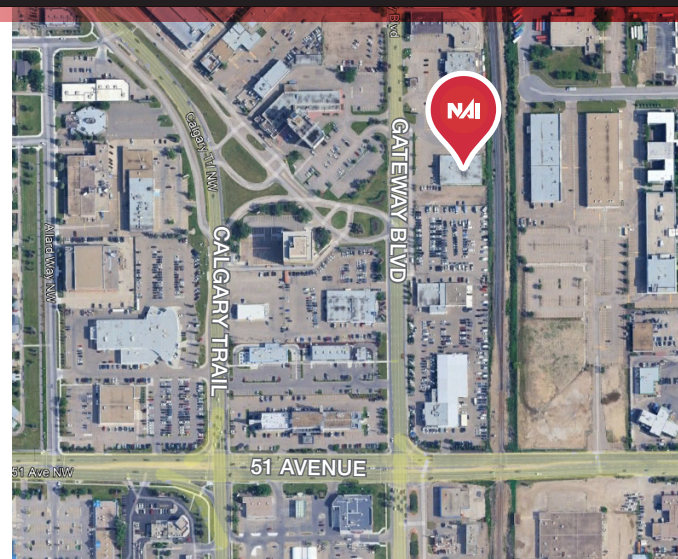
NAI Commercial



5345 GATEWAY BLVD | EDMONTON, AB | FREESTANDING RETAIL SPACE

PROPERTY DESCRIPTION

- Excellent visibility in a prime South Edmonton location
- Easy access directly off of Gateway Boulevard
- 15,050 sq.ft.± total floor area
- Prominent freestanding retail warehouse building in a high traffic area
- Dock loading area
- Fully sprinklered



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ADDITIONAL INFORMATION

SIZE	15,050 sq.ft.
LEGAL DESCRIPTION	Plan 1314TR Blk 92 Lot 5A
ZONING	Neighbourhood Commercial (CN)
AVAILABLE	Negotiable
CEILING HEIGHT	13.8' clear
HEATING	Three (3) RTUs
LOADING	One (1) 8'x10' dock door
LEASE TERM	3-5 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$11.62/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees

