

| PLAZA 103 |

6029/53 GATEWAY BOULEVARD | EDMONTON | AB

RETAIL/INDUSTRIAL FOR LEASE



HIGH EXPOSURE FLEX SPACE WITH DOCK LOADING

- ±2,013 SF – 4,930 SF flex space with high exposure along Gateway Boulevard
- Vacancies suit a variety of users with office / warehouse and open showroom
- Dock loading bays with two access points into marshalling area
- Neighborhood Commercial zoning makes this property suitable for a wide range of retail and light industrial users
- Located along major bus routes with easy access to 99 Street, Whitemud Drive, and Whyte Avenue

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate

780.540.5329

ben.ashworth@omada-cre.com

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

Omada
COMMERCIAL

PROPERTY FEATURES

Available Immediately
Municipal 6029/53 Gateway Boulevard,
Edmonton, AB
Legal Plan 2657NY, Block 80, Lot A
Access Gateway Boulevard
Zoning [CN \(Neighborhood Commercial\)](#)
Op Costs \$7.36 PSF (2024 est.)

Ceiling 10' – 12' Clear
HVAC Forced Air Overhead Units
Power TBC by Tenant
Lighting LED / T5H0
Yard Paved
Parking Scramble
Signage Fascia & Pylon



51,467

DAYTIME POPULATION



\$99,561

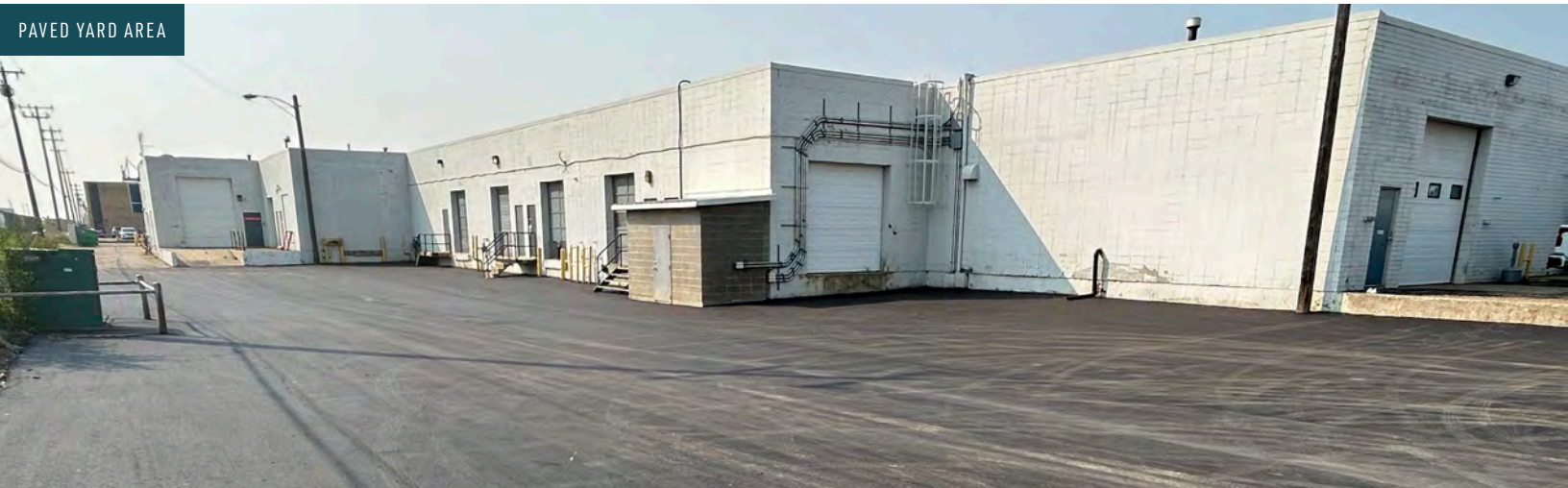
AVERAGE HOUSEHOLD INCOME
(WITHIN 2 KM 2022)



29,800

AVERAGE DAILY TRAFFIC COUNT
ALONG GATEWAY BLVD (2022)

PAVED YARD AREA



UNIT 6043 | 2,013 SF

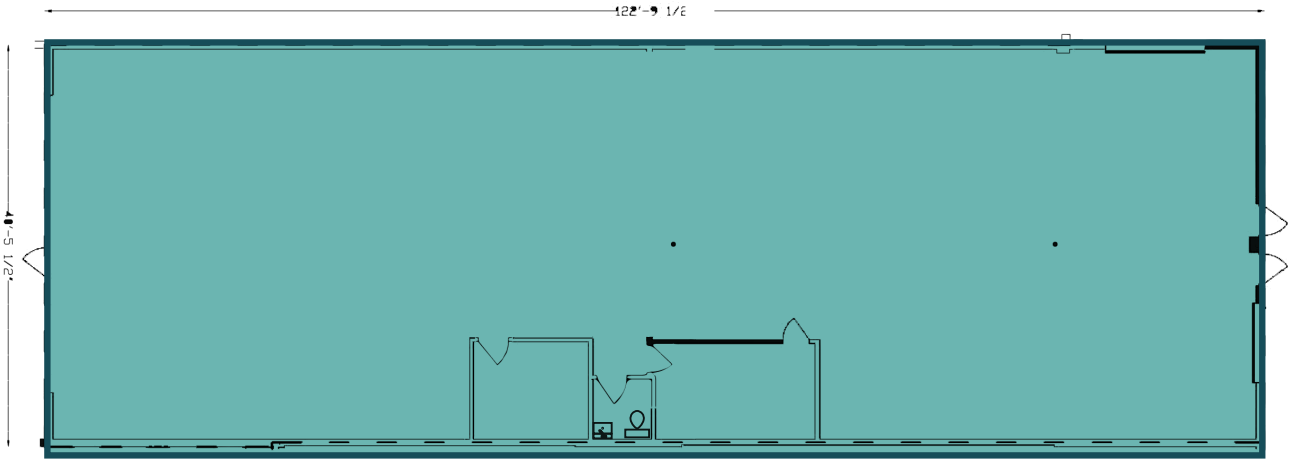
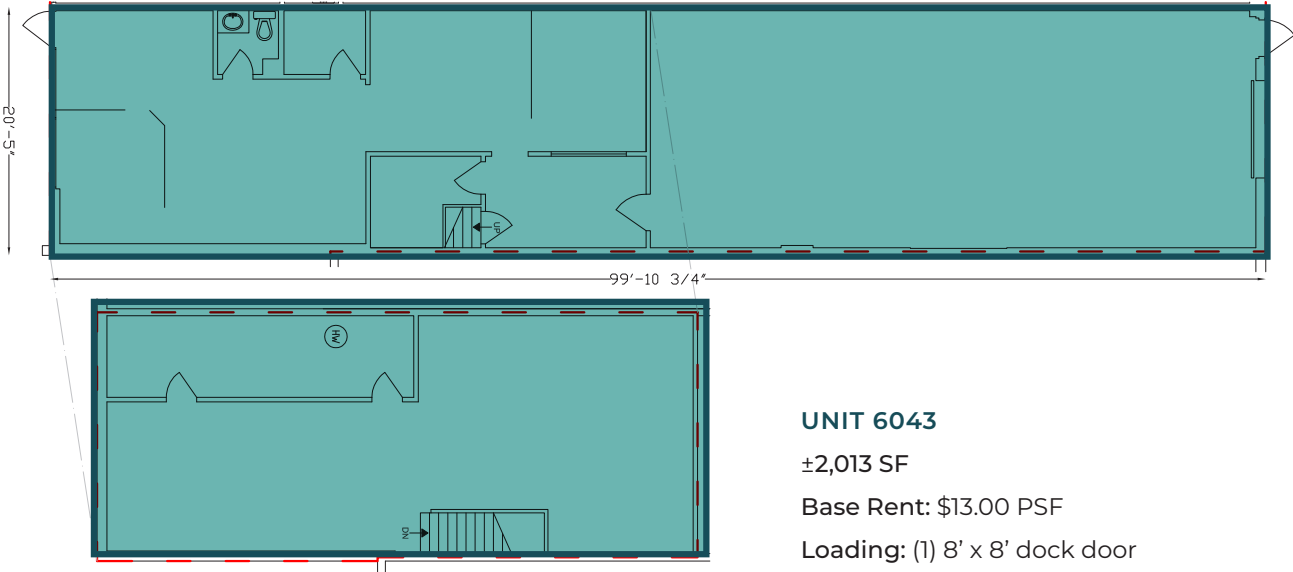


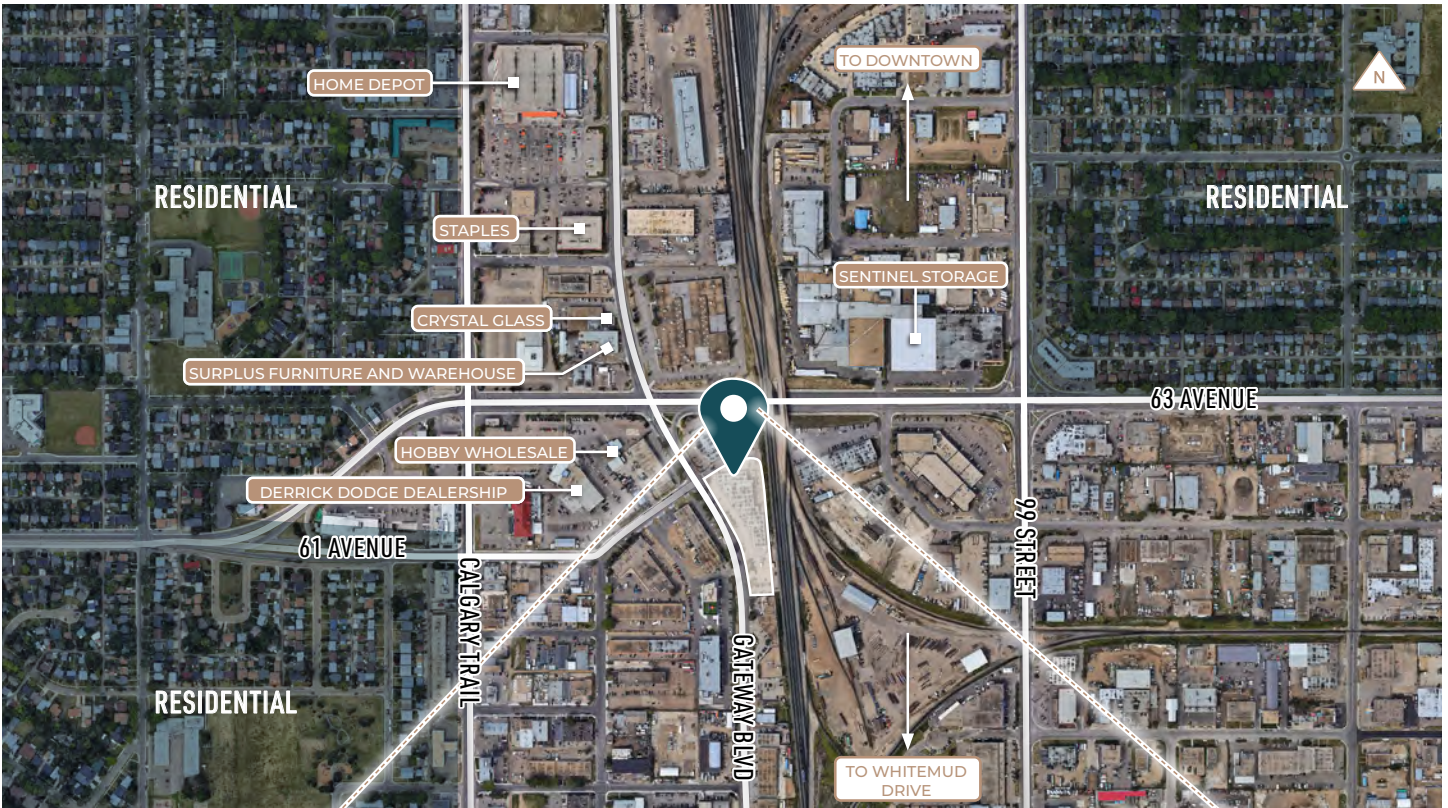
UNIT 6049 | 4,930 SF



FLOOR PLANS

* FLOOR PLANS ARE NOT TO SCALE





CHRIS KILLINGSWORTH
 Associate
 780.232.6939
 chris.killingsworth@omada-cre.com

BEN ASHWORTH
 Associate
 780.540.5329
 ben.ashworth@omada-cre.com

NICOLE MCKAY
 Associate
 780.540.5323
 nicole.mckay@omada-cre.com

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. September 16, 2024 3:12 PM