

## PLAZA 103

6029/53 Gateway Boulevard, Edmonton, AB

HIGH EXPOSURE FLEX SPACE  
WITH DOCK LOADING

# RETAIL | INDUSTRIAL FOR LEASE



- 4,930 SF flex space with high exposure along Gateway Boulevard
- Vacancy suits a variety of users with office / warehouse and open showroom
- Dock loading bay 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

403.930.5882

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# PROPERTY FEATURES

Available	Immediately
Municipal	6029/53 Gateway Boulevard, Edmonton, AB
Legal	Plan 2657NY, Block 80, Lot A
Access	Gateway Boulevard
Zoning	<a href="#">CN (Neighborhood Commercial)</a>
Op Costs	\$7.57 PSF (2025 est.)
Ceiling	10' - 12' Clear
HVAC	Forced Air Overhead Units
Power	TBC by Tenant
Lighting	LED / T5H0
Yard	Paved
Parking	Scramble
Signage	Fascia & Pylon

PAVED YARD AREA



51,467 

DAYTIME POPULATION

\$99,561 \$

AVERAGE HOUSEHOLD INCOME  
(WITHIN 2 KM 2022)

29,800 

AVERAGE DAILY TRAFFIC COUNT  
ALONG GATEWAY BLVD (2022)

UNIT 6043 | 2,013 SF | PENDING

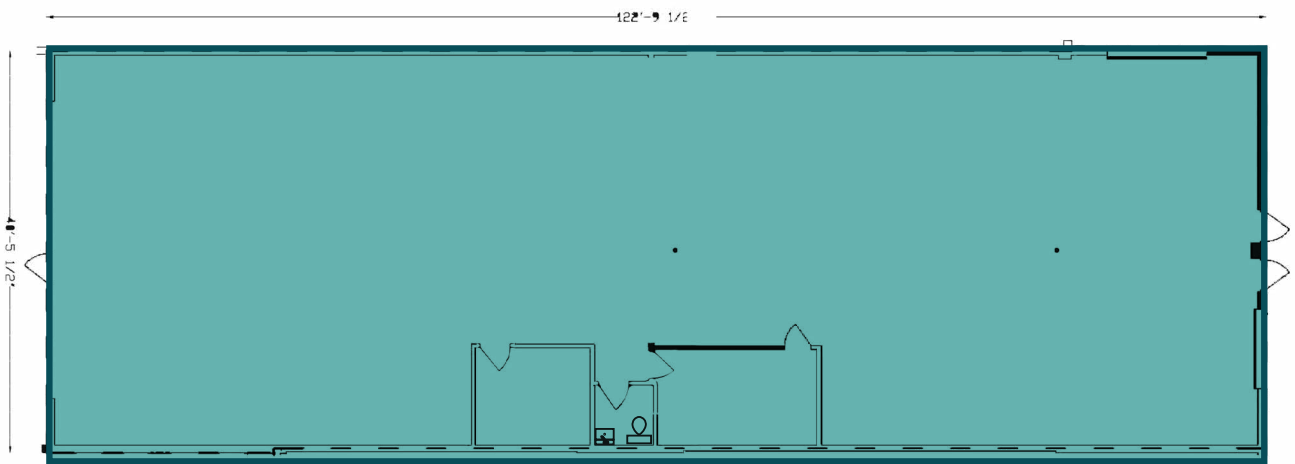
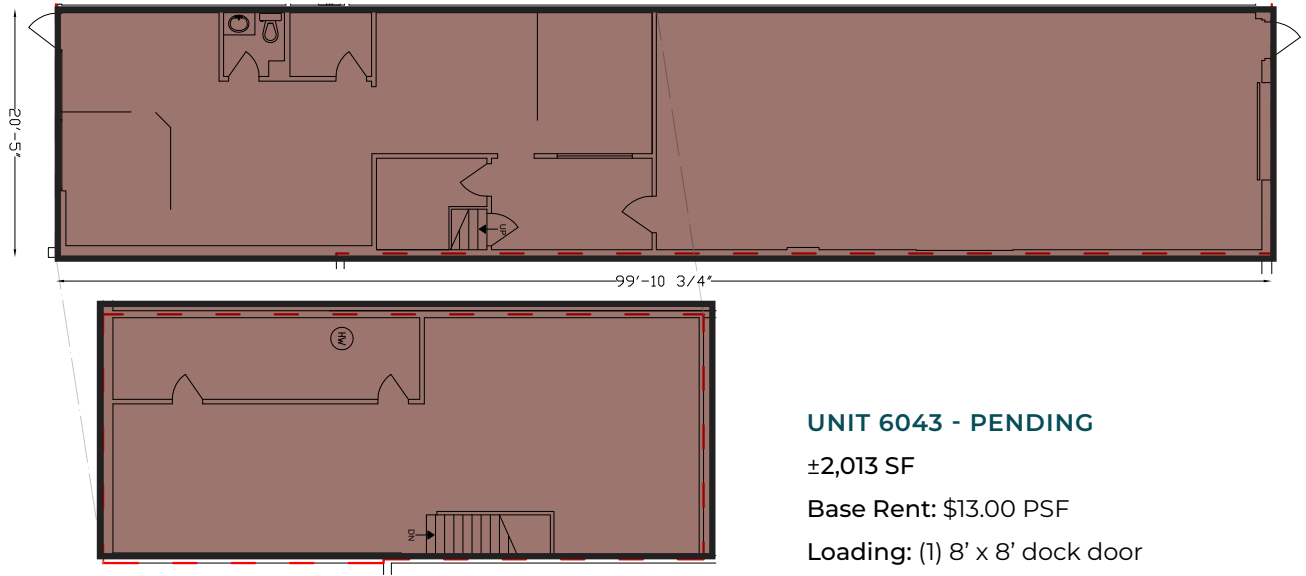


UNIT 6049 | 4,930 SF



# FLOOR PLANS

\* FLOOR PLANS ARE NOT TO SCALE







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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Avenue NW  
Edmonton, AB T5J 3G2

**Omada**  
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