

CRAWFORD BLOCK

8222 Gateway Boulevard, Edmonton, AB

HISTORIC HIGH STREET
BUILDING WITH
MODERN UPGRADES

RETAIL FOR LEASE

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- **2,877 SF of turnkey retail space in the heart of Old Strathcona**
- Surrounded by a thriving daytime population of over 41,000 people within a 2 km radius
- A revitalized historic redevelopment complete with modern upgrades and infused with timeless character
- Built-in consumers from 59 residential units directly above, including some of Edmonton's first co-living suites
- Across the street from the lively Old Strathcona Farmers Market, which draws thousands of visitors each weekend
- Connected to an activated alleyway leading to a vibrant mix of local restaurants and boutique retailers

PROPERTY FEATURES

Vacancy	2,877 SF + 1,517 SF (basement)
Available	Immediately
Address	8222 Gateway Boulevard, Edmonton, AB
Legal	Plan I, Block 68, Lots 26 & 27
Zoning	DC1 - Direct Development Control
Basic Rent	Negotiable
Op Costs	\$16.20 PSF
Utilities	Separately metered
Parking	Street parking



LOCATED WITHIN AN ARTS
& ENTERTAINMENT HUB



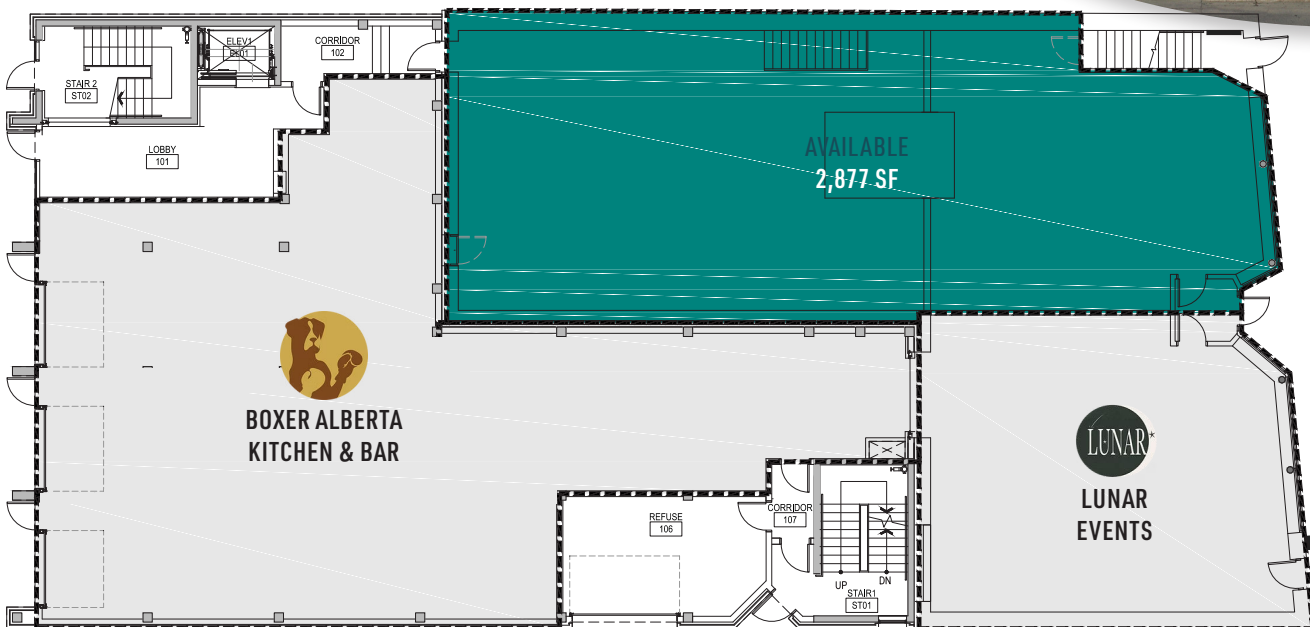
59 MICRO-RESIDENTIAL
UNITS ON SITE



HIGH-EXPOSURE TO FOOT
& VEHICLE TRAFFIC



SITE PLAN



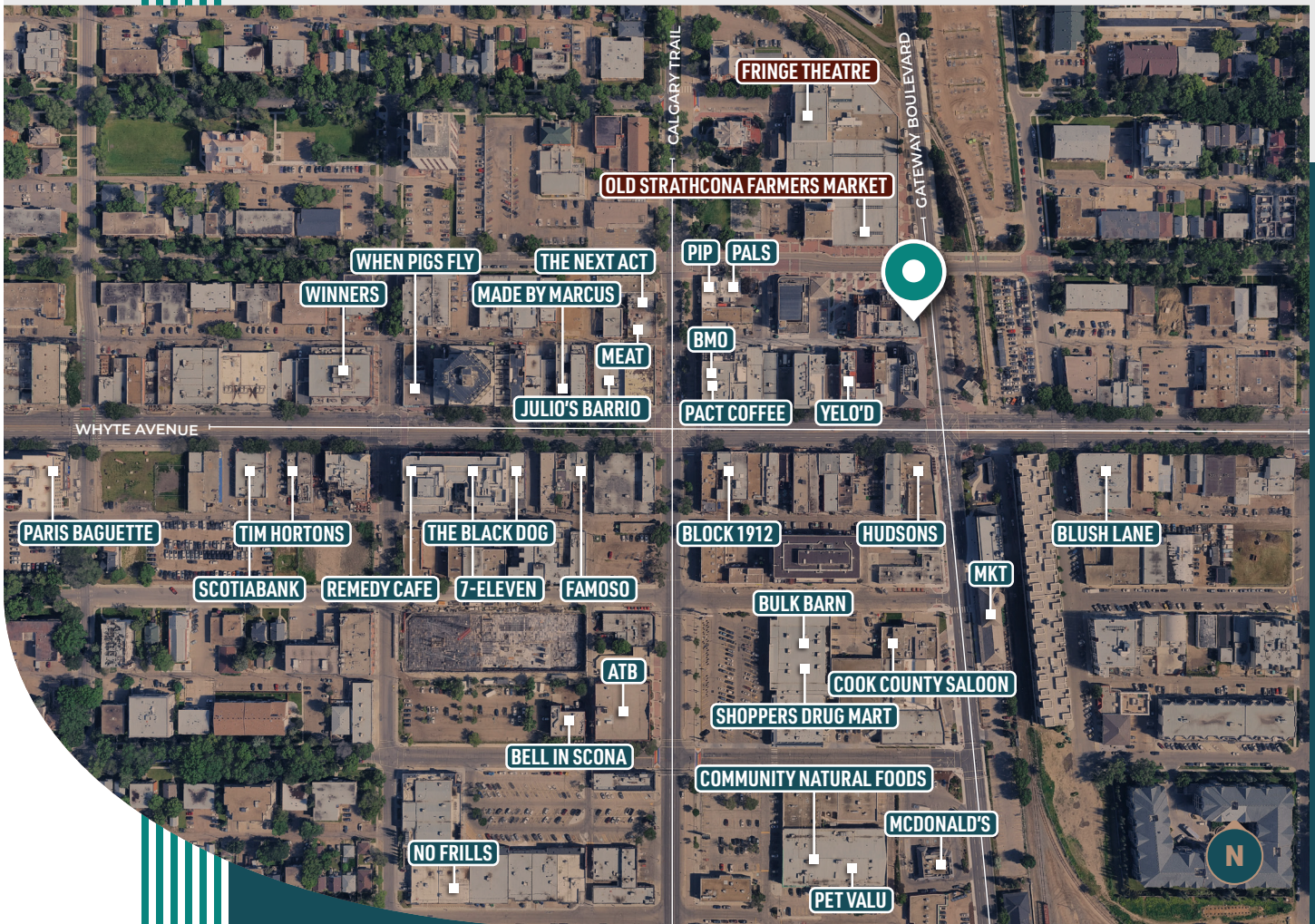
THE OPPORTUNITY

LOCATED IN ONE OF EDMONTON'S BUSIEST ARTS AND ENTERTAINMENT DISTRICTS & SITUATED ON GATEWAY BOULEVARD, JUST STEPS AWAY FROM WHYTE AVENUE AND ACROSS FROM THE OLD STRATHCONA FARMERS MARKET

Crawford Block blends early 20th-century charm with modern functionality. Built in 1912 and carefully restored, this mixed-use development features street-level retail perfect for boutique shops, cafés, fitness, or service businesses seeking high visibility and steady foot traffic.

With excellent walkability, access to transit, and direct frontage onto Gateway Boulevard, which sees over 21,000 vehicles daily, Crawford Block ensures maximum exposure for your business.

Whyte Avenue, Edmonton's main arts and entertainment district, hosts over 700 businesses and draws visitors, residents, and University of Alberta students. Located in Strathcona, regularly ranked one of Edmonton's best neighborhoods by Edify Magazine, it's a must-visit destination.



AREA DEMOGRAPHICS

2 KM RADIUS

41,332

DAYTIME POPULATION

40,626 residents
7.1% growth (2018-2024)
18.4% projected growth (2024-2029)

50.7%

20-39 YRS

0-19 yrs = 11.8%
40-59 yrs = 20.1%
60+ yrs = 17.5%

\$95,768

AVERAGE HOUSEHOLD INCOME

23.2% earn \$60-100,000
32.3% earn \$100,000+

27,830

VPD ON WHYTE AVENUE

21,178 vehicles per day
on Gateway Boulevard

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OLD STRATHCONA FARMERS
MARKET DRAWS THOUSANDS OF
VISITORS PER WEEKEND



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