



3940 Gateway Boulevard NW, Edmonton, Alberta - \$21,464,500



Main Photo

Property Description

Location, Location Location!! One of a kind opportunity to acquire 47,000 sqft+ building sitting on 3.9 Acres with great access and ideally situated between Calgary Trail and Gateway Boulevard with a combined daily traffic of 70,000 vehicles per day and direct visibility from Gateway Blvd. This property is located in the South Park Centre development, a 369,000 sf center anchored by a 90,000 sf Walmart, a 34,600 sf Goodlife, and a 43,000 sf H Mart. South Park Centre is a one stop shopping destination featuring a strong mix of national and local retail and service tenants. The site caters to over 153,500 people within a 5km radius, with an average household income of over \$107,800. Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.

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