



FOR
SALE/LEASE



ALLIANCE
CENTRE
GATEWAY

4805 Gateway Boulevard, Edmonton

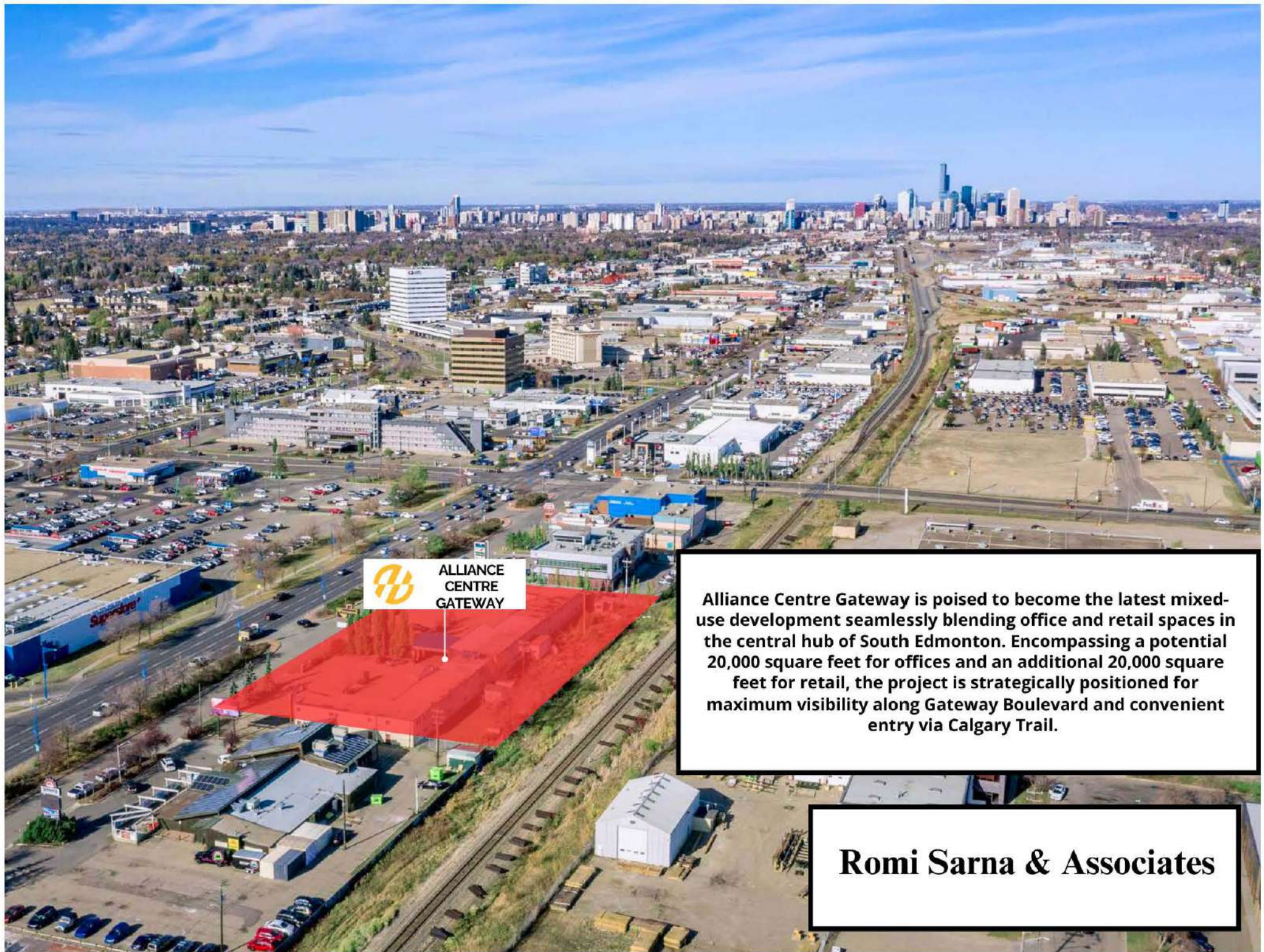


The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

SITE PLANS

WELCOME TO
ALLIANCE
CENTRE
GATEWAY



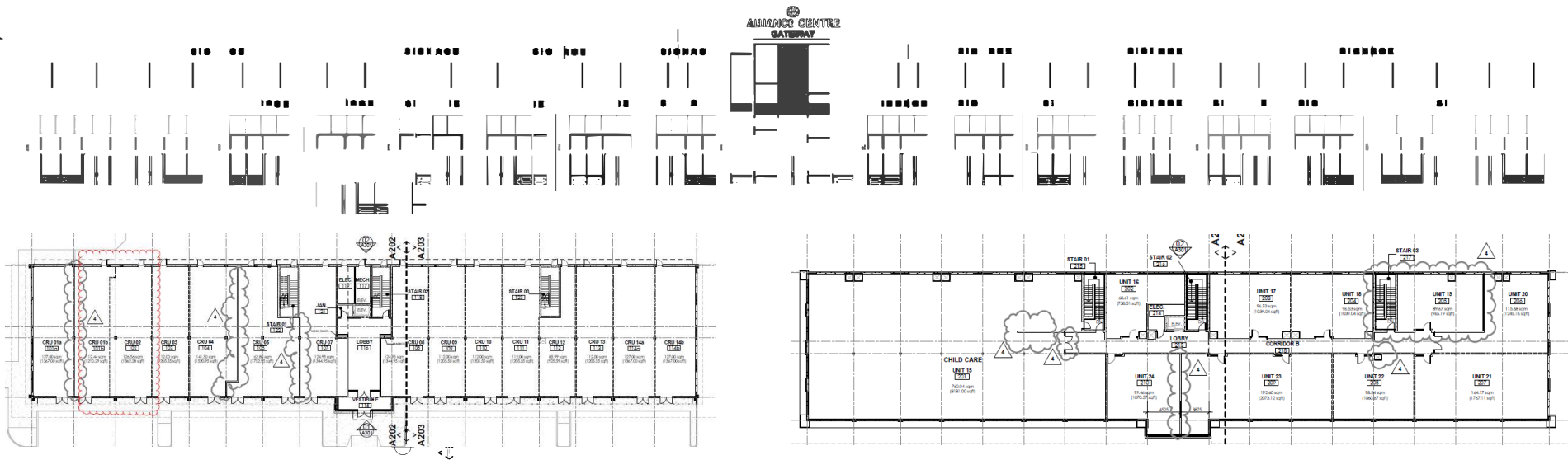


ALLIANCE
CENTRE
GATEWAY

Alliance Centre Gateway is poised to become the latest mixed-use development seamlessly blending office and retail spaces in the central hub of South Edmonton. Encompassing a potential 20,000 square feet for offices and an additional 20,000 square feet for retail, the project is strategically positioned for maximum visibility along Gateway Boulevard and convenient entry via Calgary Trail.

Romi Sarna & Associates

PROPERTY DETAILS



Municipal Address: 4805 GATEWAY BLVD

Zoning: CG

PURCHASE

MAIN FLOOR: Starting @ \$575.00 PSF
SECOND FLOOR: Starting @ \$465.00 PSF
Condo Fees: \$5.50/sq.ft/annum (EST 2026)

LEASE

MAIN FLOOR: Starting @ \$37.00 PSF
SECOND FLOOR: Starting @ \$30.00 PSF
CAC Charges: \$18.00/SF/Annum (EST 2026)*

PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARY



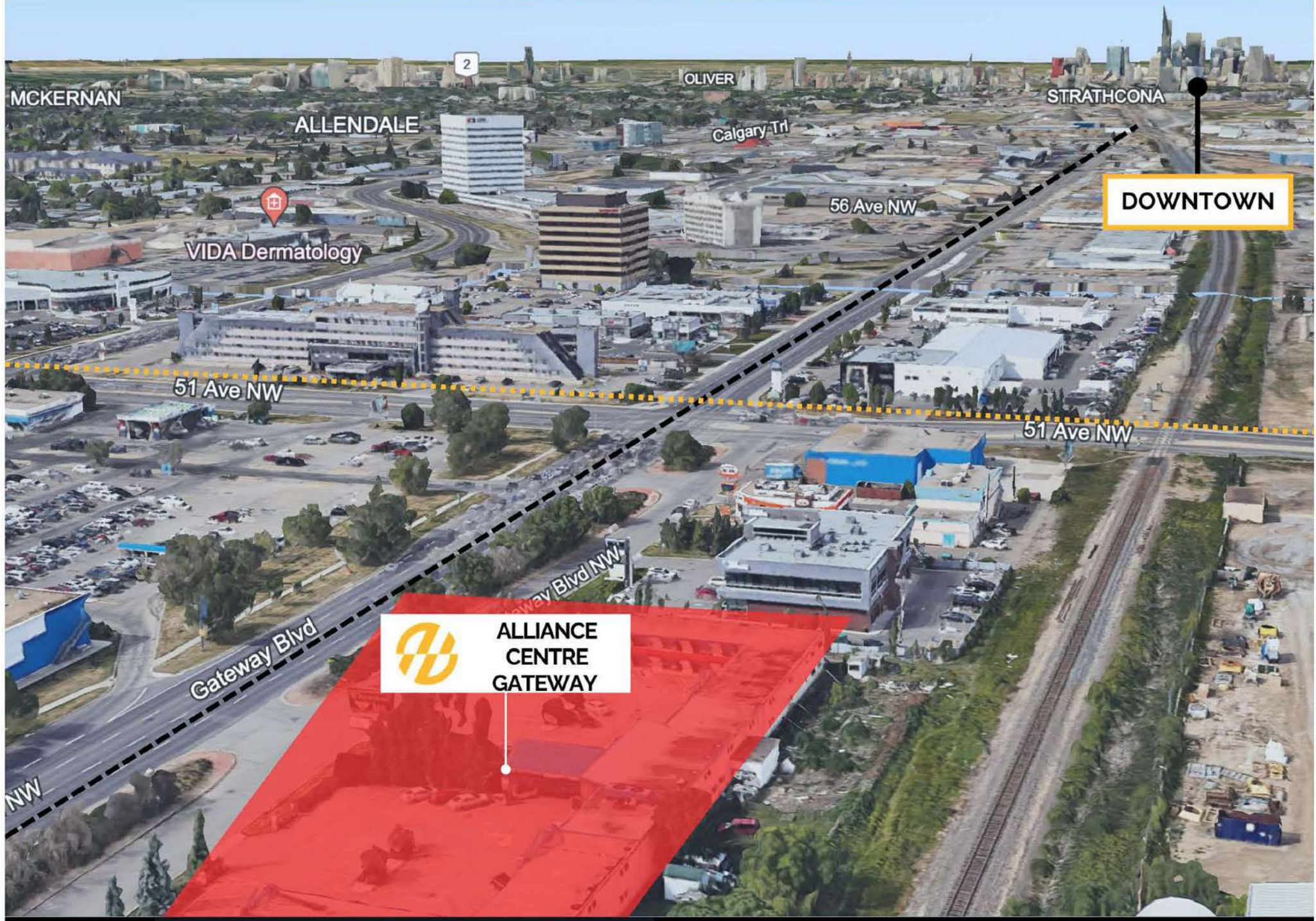
FINANCE



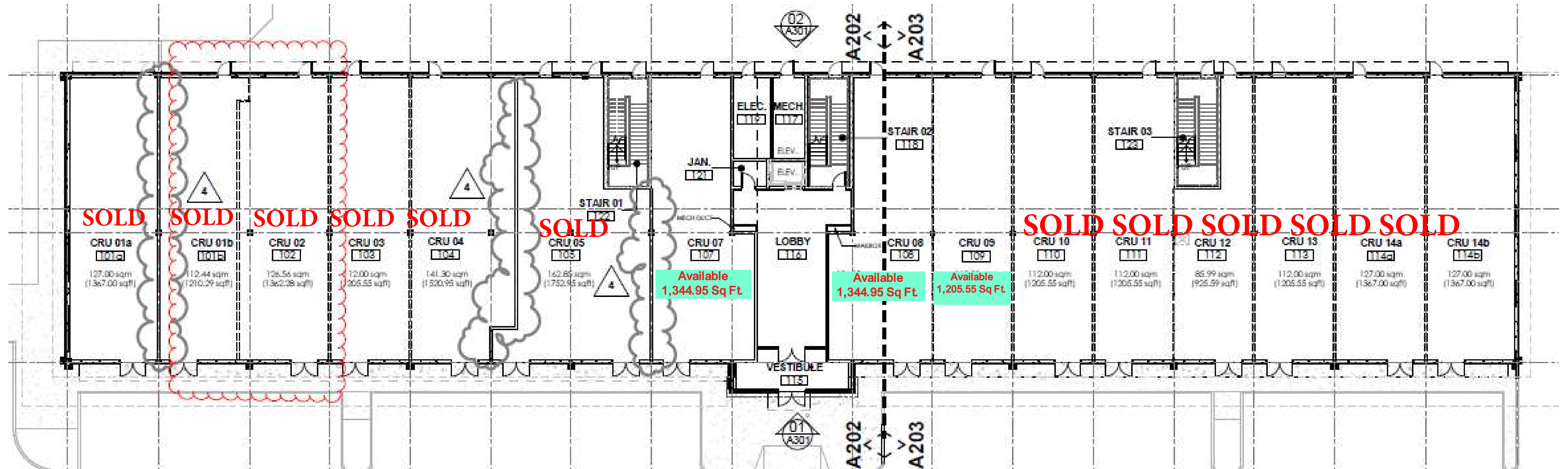
SMALL BUSINESSES

*Common area includes: maintenance, proportionate share of property taxes, insurance, management

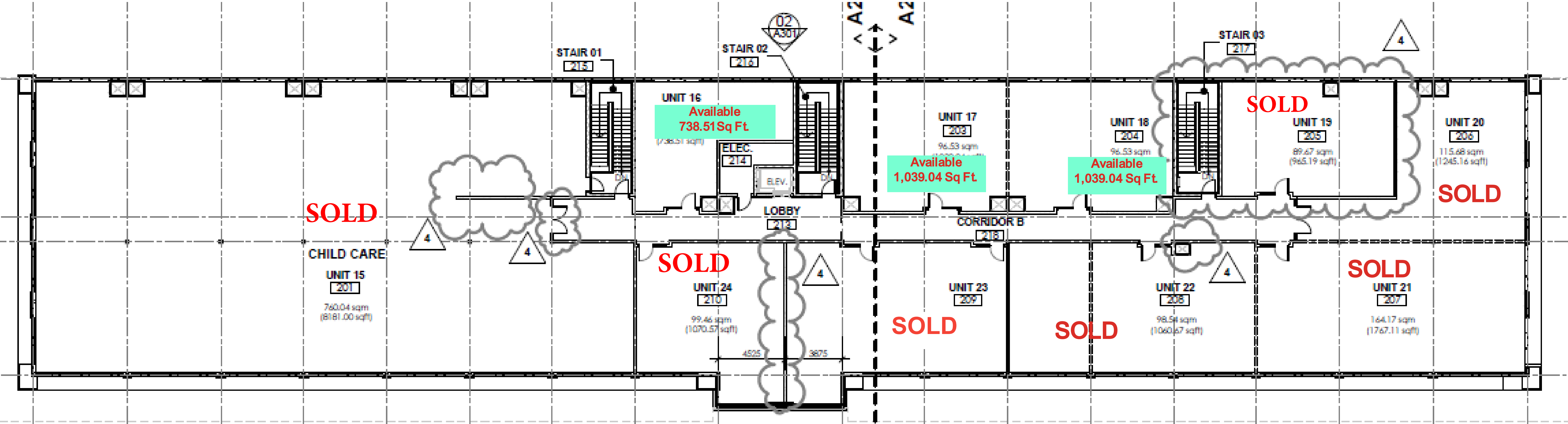
AERIAL MAP



MAIN FLOOR



SECOND FLOOR





ROMI SARNA
AND
ASSOCIATES

Contact Us —————



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Commercial



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