



**FOR  
SALE/LEASE**



Commercial



ROMI SARNA AND  
ASSOCIATES

**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



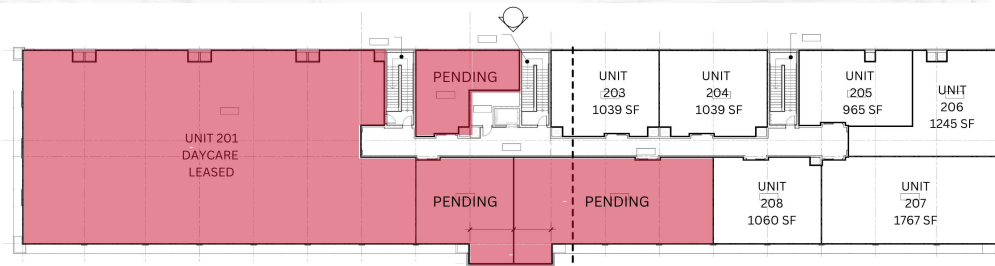
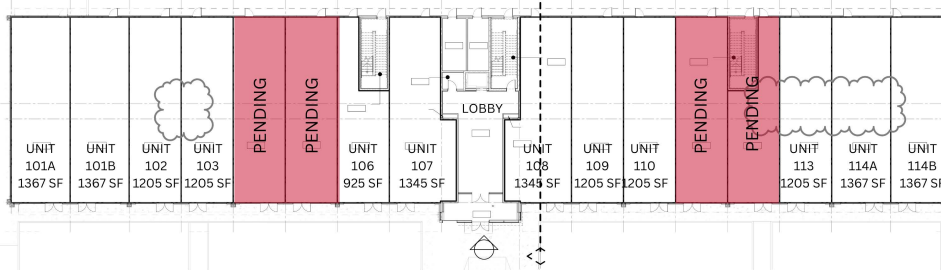


**ALLIANCE  
CENTRE  
GATEWAY**

**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

**Legal Address ...**

**Zoning:** CB2

**Neighbourhood:** ...

## **PURCHASE**

MAIN FLOOR: Starting @ \$575.00 PSF

SECOND FLOOR: Starting @ \$465.00 PSF

Condo Fees: \$5.50/sq.ft/annum (EST 2023)








## **LEASE**

MAIN FLOOR: Starting @ \$37.00 PSF

SECOND FLOOR: Starting @ \$30.00 PSF

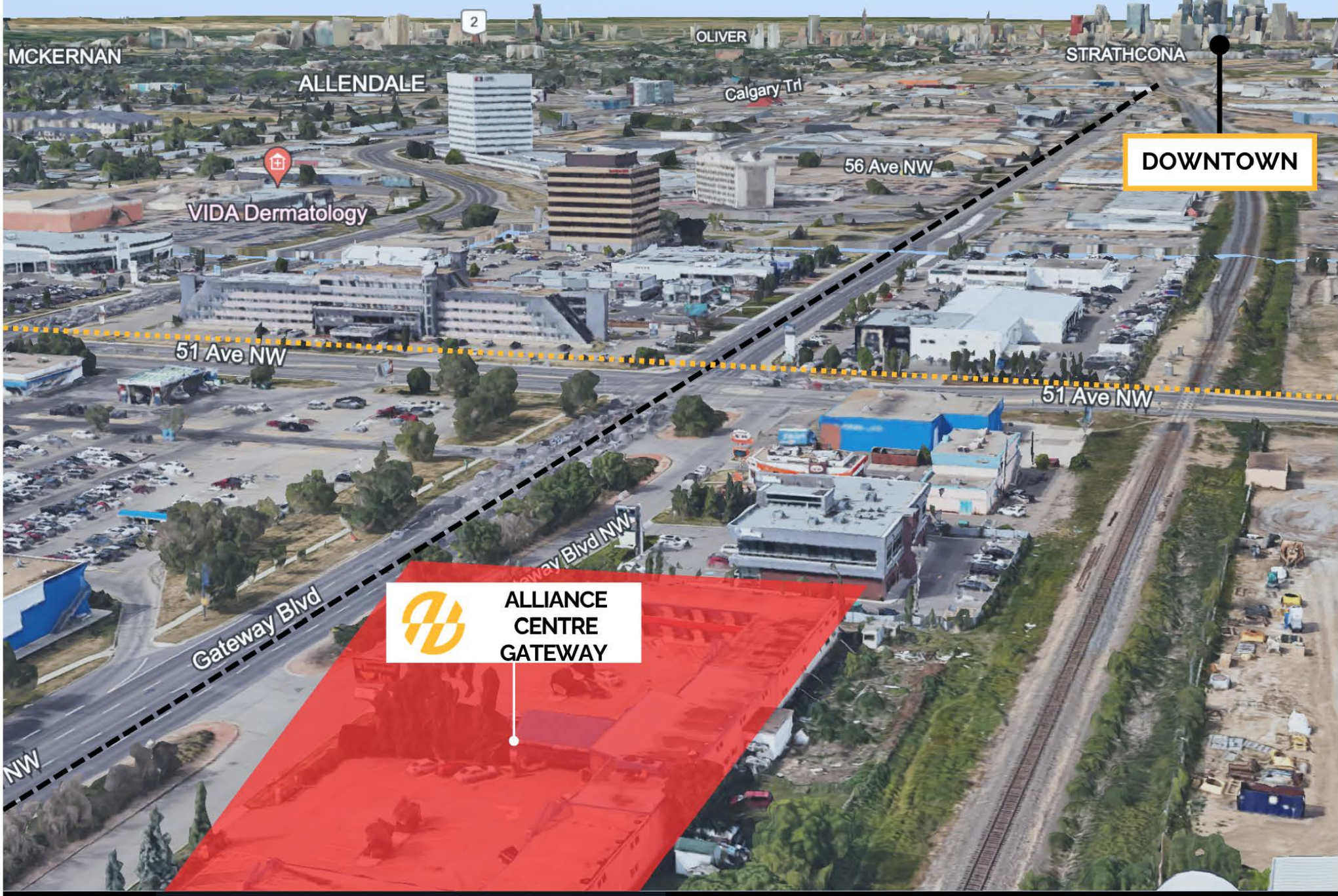
CAC Charges: \$13.00/SF/Annum (EST 2023)\*

## PERFECT FOR

			
RESTAURANTS	PROFESSIONALS	MEDICAL/HEALTHCARE	STUDIO
			
SHOPPING	VETERINARIAN	FINANCE	SMALL BUSINESSES

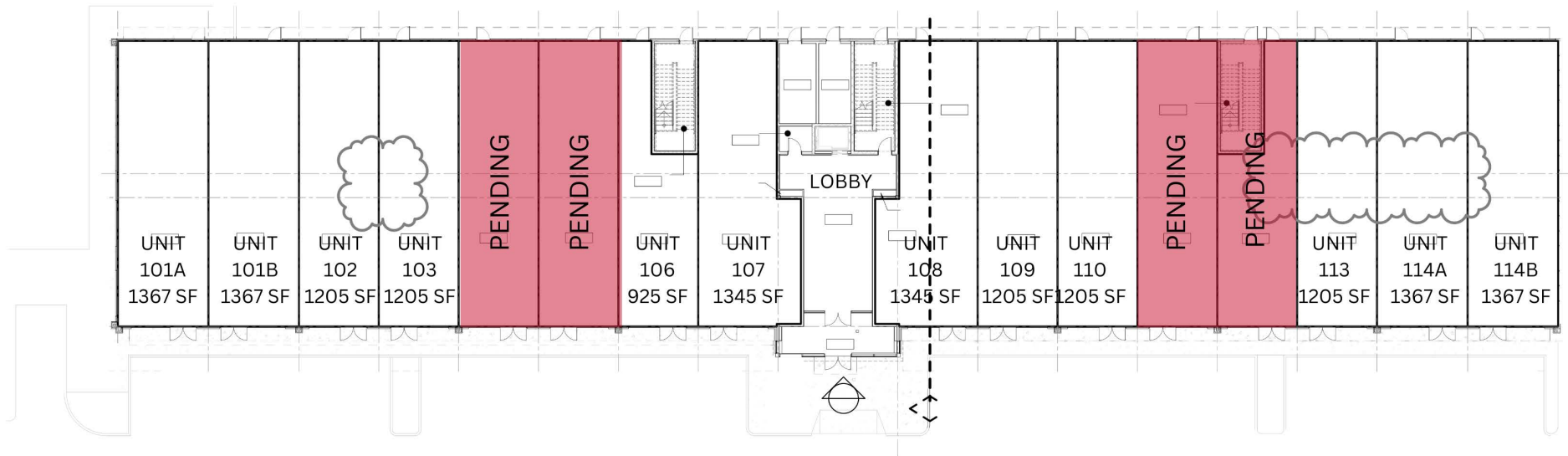
\*Common area includes: maintenance, proportionate share of property taxes, insurance, management

# AERIAL MAP



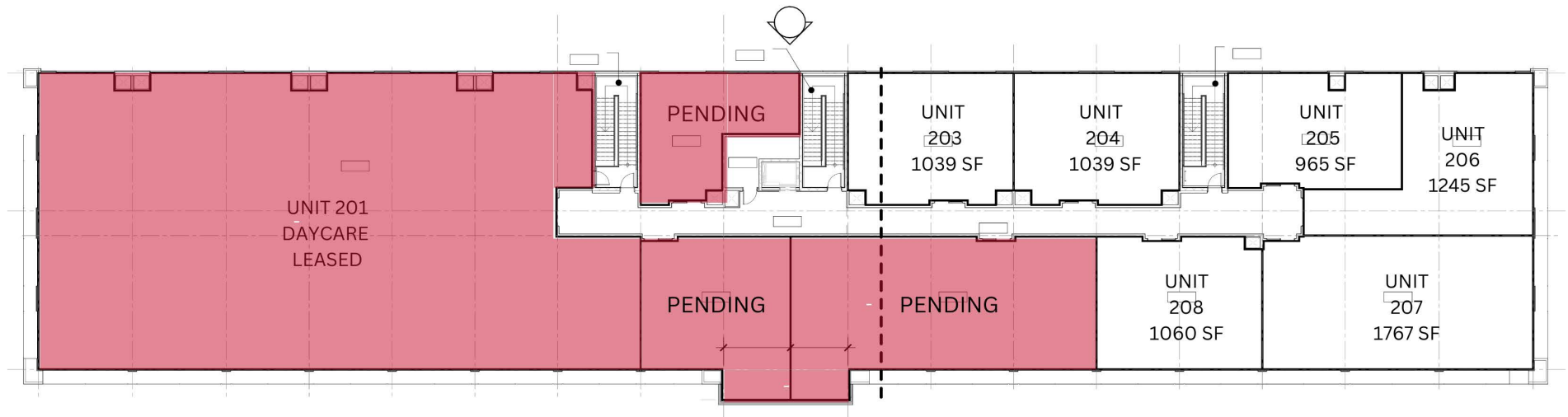
# SITE PLANS

## LEVEL 1 | MAIN FLOOR



# SITE PLANS

## LEVEL 2 | SECOND FLOOR





ROMI SARNA  
AND  
ASSOCIATES

## Contact Us ---



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