



**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



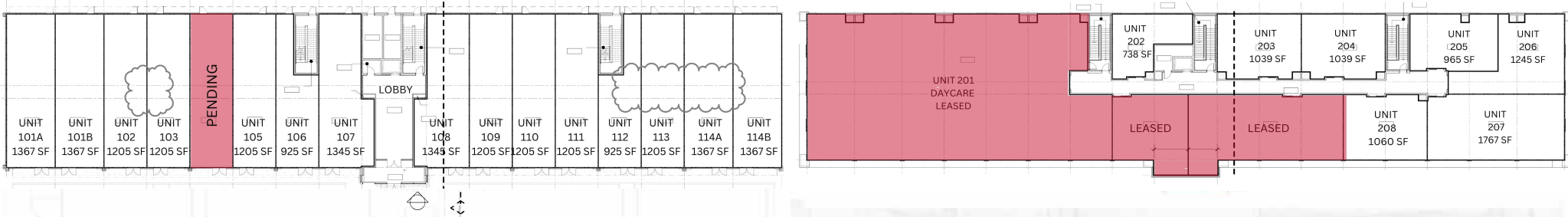


 **ALLIANCE
CENTRE
GATEWAY**

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: CG

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

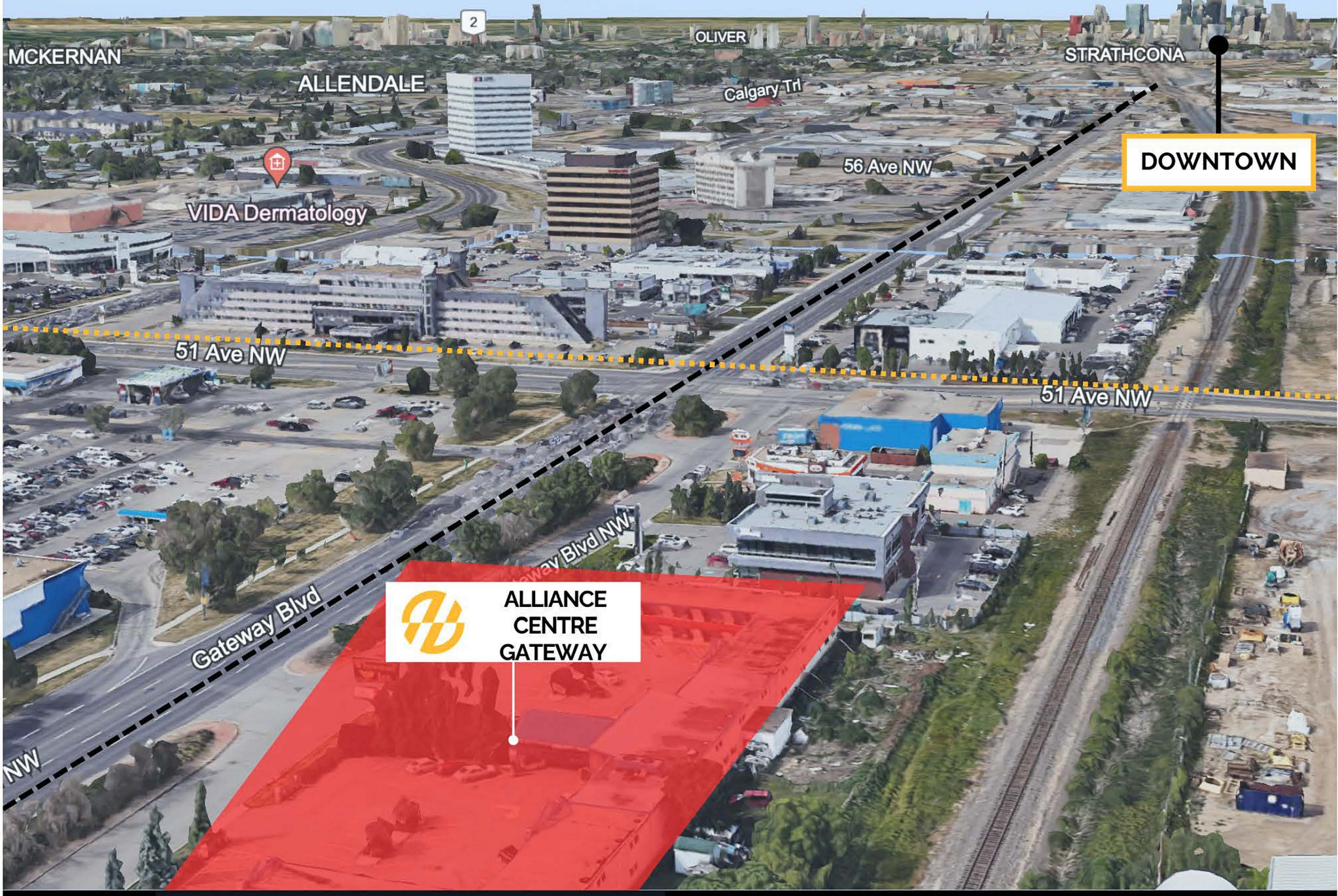
CAC Charges: \$13.00/SF/Annum (EST 2023)*

PERFECT FOR

 RESTAURANTS	 PROFESSIONALS	 MEDICAL/HEALTHCARE	 STUDIO
 SHOPPING	 VETERINARIAN	 FINANCE	 SMALL BUSINESSES

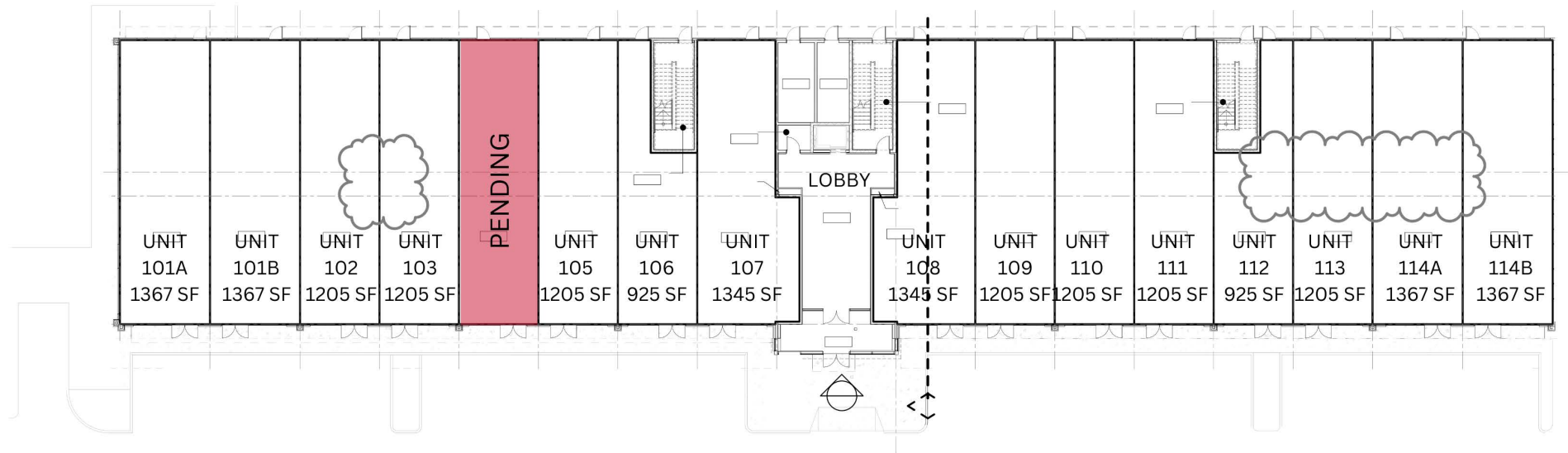
*Common area includes: maintenance, proportionate share of property taxes, insurance, management

AERIAL MAP



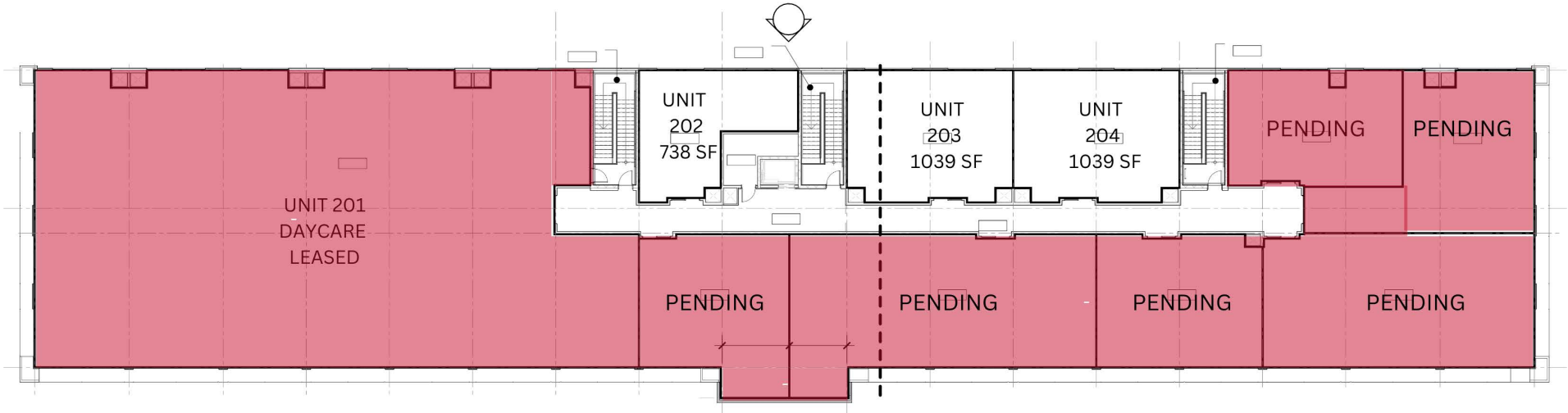
SITE PLANS

LEVEL 1 | MAIN FLOOR



SITE PLANS

LEVEL 2 | SECOND FLOOR





ROMI SARNA
AND
ASSOCIATES

Contact Us ---



4107 99 Street Edmonton



(780)-450-6300



romi@romisarna.ca





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