



## 5715 GATEWAY Boulevard Edmonton AB

\$1,999,900

Completely RENOVATED free standing building with secured yard, Located on a 0.50 ACRE LOT! Excellent location fronting gateway boulevard (31,800 VPD) This 6,400 sqft (+-) building features an open concept main floor 1,750 sqft (+-) entering into a large showroom with high ceilings, washroom, change room, storage room & lounge. Upstairs the structural mezzanine 816 sqft (+) offers 3 offices, reception area and Lunch room. The Warehouse features 5,590 sqft (+) with high 14'.1" ceilings and 3 16'x14' grade level loading doors.

Renovations 2016 include new paint, upgraded flooring, washrooms, new furnace & hot water tank, A/C and electrical! Ample staff and customer parking available + completely fenced secured & paved yard space. Ideal location and property for any growing business! Retail, warehouse & yard! Due diligence available Phase 1 ESA & RPR completed by vendor.

Listing Presented By:



Originally Listed by:  
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