



Progressive
Where Real Estate Happens®

FOR SALE
\$2,500,000



PROPERTY DETAILS

PROPERTY FEATURES

MUNICIPAL ADDRESS	8230 Gateway Blvd NW
ZONING	DC1
LEGAL ADDRESS	Plan I; Block 68; Lot 25
SITE SIZE	4418 Sq Ft
GLA	5117.64 SF (plus 2472.19 SF basement)
TAXES	\$57,472.39 (2025)
SALE PRICE	\$2,500,000

- 7589 SF Altogether
- 2 Separate Restaurant Spaces in 1 Building
- 2 Outdoor Patios
- Strathcona Area
- High Traffic Area
- Great Redevelopment Opportunities
- 2 - Storey Commercial Building

This 7,589 SF space is located in a high-visibility corridor at the edge of Old Strathcona, immediately south of the Farmers Market. The building features a unique dual configuration with two independent, fully built-out restaurant spaces, each including a private outdoor patio. Under DC1 zoning, the site supports diverse uses including food service, retail, professional offices and multi-unit housing.



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8230 GATEWAY BLVD NW, EDMONTON AB T6E 4B2

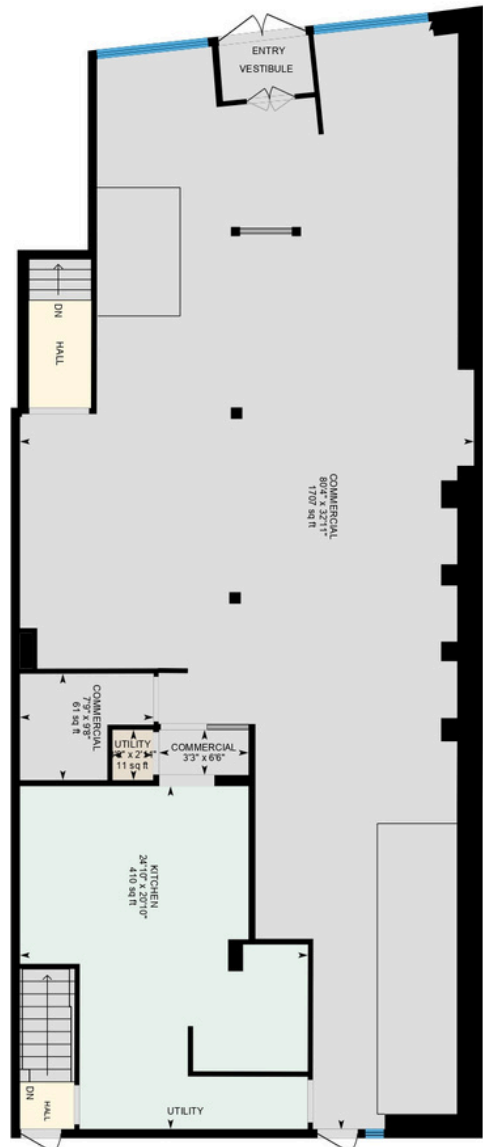
MaxWell

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Main Floor:

Exterior Area: 2550.96 sq ft



Second Floor:

Exterior Area: 2566.68 sq ft



Basement:

Exterior Area: 2472.19 sq ft

