

GATEWAY LANDS

- 68 AVENUE TO 71 AVENUE & GATEWAY BOULEVARD, EDMONTON, AB -

RARE INFILL PROJECT WITH UNPARALLELED EXPOSURE



- > Lots for sale or build to suit
- > Land lease possible
- > Highly flexible zoning targeting commercial development
- > Marquee site along Gateway Boulevard
- > Ability to sell lots between 1.00 acres and 6.78 acres
- > Incomparable access to both Gateway Boulevard and Calgary Trail

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Potential Subdivisions & Accesses



Opportunity

- > Approximately 6.78 acres of development land available
- > Excellent exposure to Gateway Boulevard, connecting Downtown to South Edmonton
- > Daily traffic counts (vehicles per day):
Gateway Blvd - 28,300 VPD
Calgary Trail - 31,100 VPD
- > Retail, residential, health, office, hotel, bar and restaurant uses permitted
- > Fully remediated site
- > Numerous potential access points (68 Avenue, 69 Avenue, 70 Avenue and 71 Avenue)
- > Approximately 1,050 feet of frontage along Gateway Boulevard

Area Businesses



Part of Strathcona Junction Overlay

The City of Edmonton has identified the subject area as high priority as it is the key corridor into the heart of Edmonton. As such there is a special overlay designed to provide transition for the area to become a pedestrian-oriented, urban style commercial mixed use area, while respecting the character of 104 Street and Gateway Boulevard. The Provision enhances the pedestrian environment by incorporating pedestrian scaled architecture, amenities and landscaping. It allows for industrial, commercial and limited residential uses.

A detailed map of the area around the intersection of Whitemud Drive and Anthony Henday Drive. A red star marks the location of the new bridge. The map shows various streets including 142 St., 124 St., 119 St., 101 St., 106 Ave., 90 Ave., 92 Ave., 82 (Whyte) Ave., 51 Ave., 34 Ave., 28 Ave., 91 St., 66 St., 50 St., 119 St., 111 St., 109 St., 106 St., 103 St., 100 St., 97 St., 94 St., 91 St., 88 St., 85 St., 82 St., 79 St., 76 St., 73 St., 70 St., 67 St., 64 St., 61 St., 58 St., 55 St., 52 St., 49 St., 46 St., 43 St., 40 St., 37 St., 34 St., 31 St., 28 St., 25 St., 22 St., 19 St., 16 St., 13 St., 10 St., 7 St., 4 St., 1 St., and the Red River. The map also shows the location of the new bridge and the existing bridge.

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