

Commercial Land Development Opportunity

# GATEWAY DEVELOPMENT LANDS





# THE OFFERING





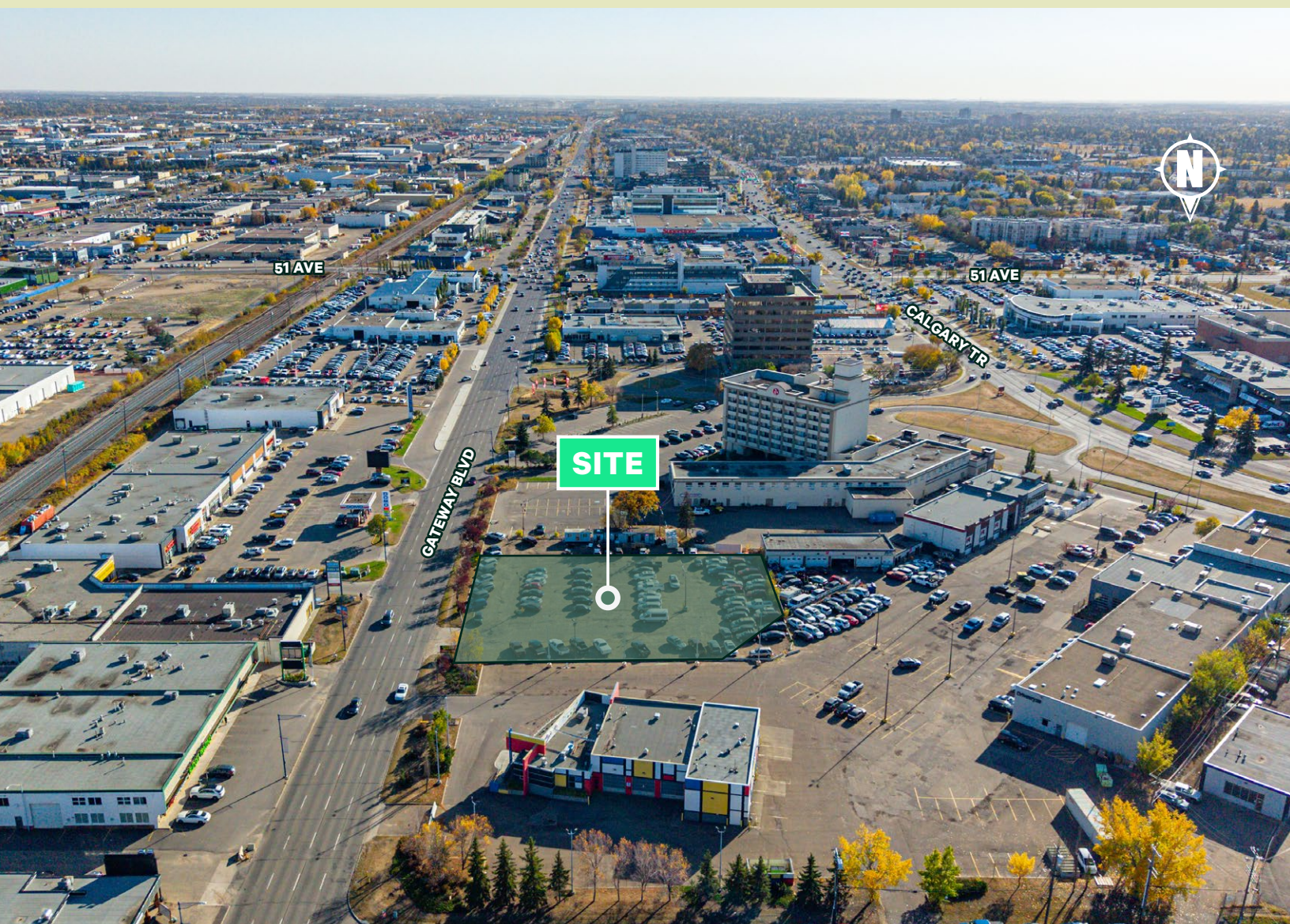
This 0.84 acre site is located on the west side of Gateway Boulevard, one of Edmonton's most heavily used north-south thoroughfares, and just north of 51st Avenue, a major east-west corridor in South Central Edmonton. The Property is situated at the confluence of areas featuring a significant population base, as well as multiple employment nodes, providing a varied customer base for future users of the Property.





# PROPERTY DETAILS

MUNICIPAL ADDRESS	5404 Gateway Boulevard NW
LEGAL ADDRESS	Plan 6018KS; Block 88; Lot 2A
NEIGHBOURHOOD	Calgary Trail North
SITE SIZE	37,462 SF (0.84 Acres)
ZONING	DC2 (66)
MAX HEIGHT	14m (4 Storeys), 30m for Hotel
MAX FAR	3x (109,771 GFA)
LIST PRICE	\$2,075,000.00 (\$57.00 / SF)







## PERMITTED USES

- Animal Hospitals & Shelters
- Apartment Hotels
- Apartment Housing
- Auctioneering Establishments
- Automotive & Equipment Repair Shops
- Automotive/Minor Recreational Vehicle Sales/Rentals
- Broadcasting & Motion Picture Studios
- Business Support Services
- Carnivals
- Commercial Schools
- Convenience Vehicle Rentals
- Cremation & Interment Services
- Custom Manufacturing
- Daytime Child Care Services
- Drive-in Food Services
- Equipment Rentals
- Fleet Services
- Funeral Services
- Gas Bars
- General Retail Stores
- Greenhouses & Plant Nurseries
- Health Services
- Hotels
- Household Repair Services
- Indoor Participant Recreation Services
- Limited Contractor Services
- Major Alcohol Sales
- Major & Minor Amusement Establishments
- Major & Minor Eating and Drinking Establishments
- Major Secondhand Stores
- Major & Minor Service Stations
- Minor Alcohol Sales
- Minor Secondhand Stores
- Minor Veterinary Services
- Mobile Catering Food Services
- Motels
- Non-accessory Parking
- Outdoor Amusement Establishments
- Personal Service Shops
- Private Clubs
- Professional, Financial & Office Support Services
- Rapid Drive-through Vehicle Services
- Recycling Depots
- Residential Sales Centre
- Spectator Entertainment Establishments
- Spectator Sports Establishments
- Truck & Mobile Home Sales/Rentals
- Warehouse Sales

# LOCATION OVERVIEW

The Property's location is on one of South Central Edmonton's most sought-after. Over 36,000 vehicles pass the Property each day on Gateway Boulevard, providing easy access to the site, as well as unmatched visibility.

The site is also located at the intersection of a significant employment node, the expansive industrial areas south and east of the Property, and a robust residential base to the northeast and northwest.

Multiple major transportation routes, such as 51st Avenue and Whitemud Drive, can be reached in five minutes or less from the Property, offering future users and customers connectivity to all quadrants of the City.

## TRAFFIC COUNT

### GATEWAY BOULEVARD

**36,386** VEHICLES PER DAY

## PROXIMITY TO AMENITIES & ENTERTAINMENT

### 51ST AVENUE

1.5KM

**3 MIN.** DRIVE

### WHITEMUD DRIVE

2.3KM

**5 MIN.** DRIVE

### DAVIES TRANSIT CENTRE

5.0KM

**8 MIN.** DRIVE

### WHYTE AVENUE

2.9KM

**6 MIN.** DRIVE

### DOWNTOWN CORE

6.5KM

**12 MIN.** DRIVE

### EDMONTON INTERNATIONAL AIRPORT

23.0KM

**20 MIN.** DRIVE

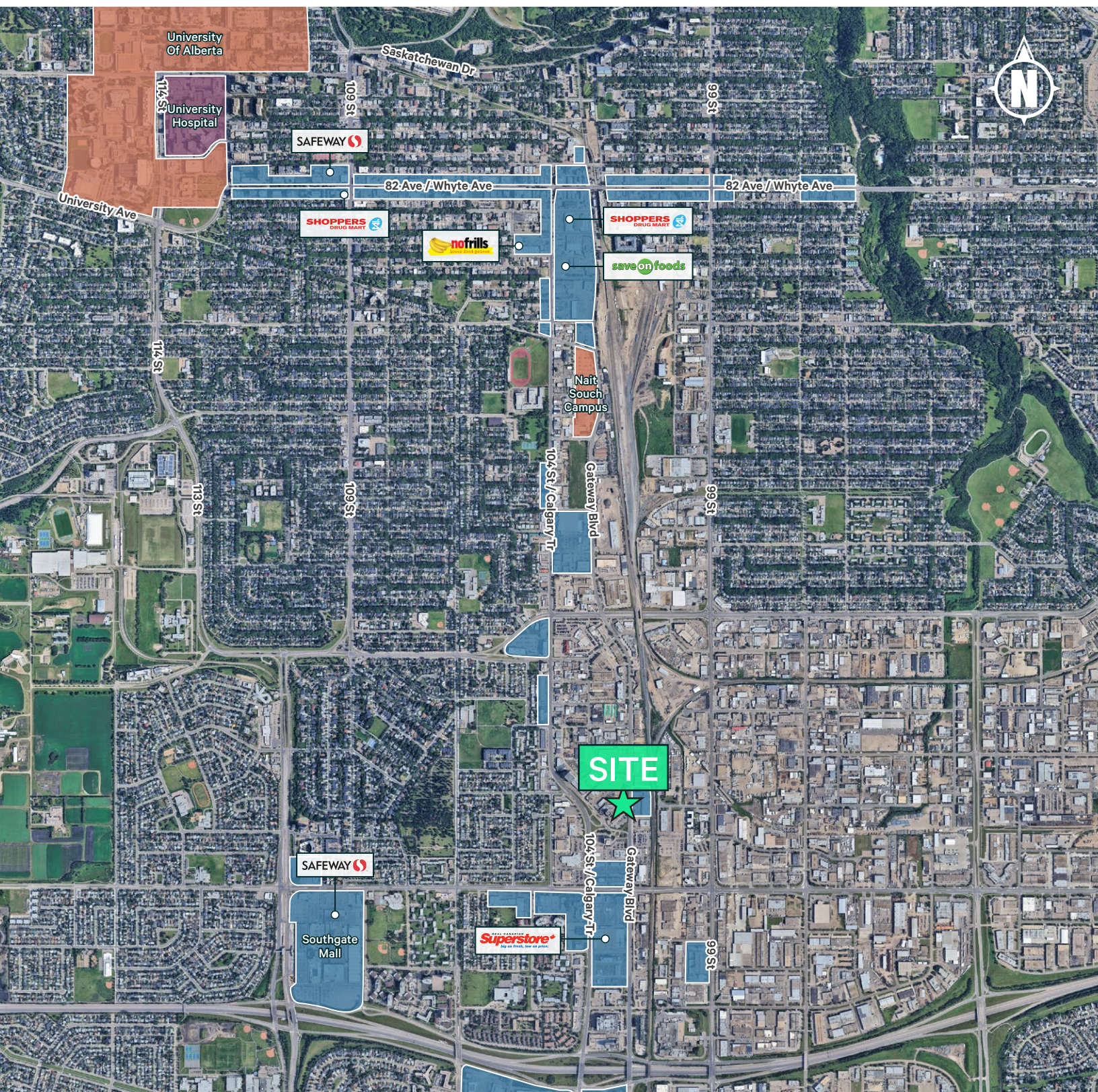


# AMENITIES MAP



UNIVERSITIES & COLLEGES

RETAIL NODES







## ABOUT THE AREA

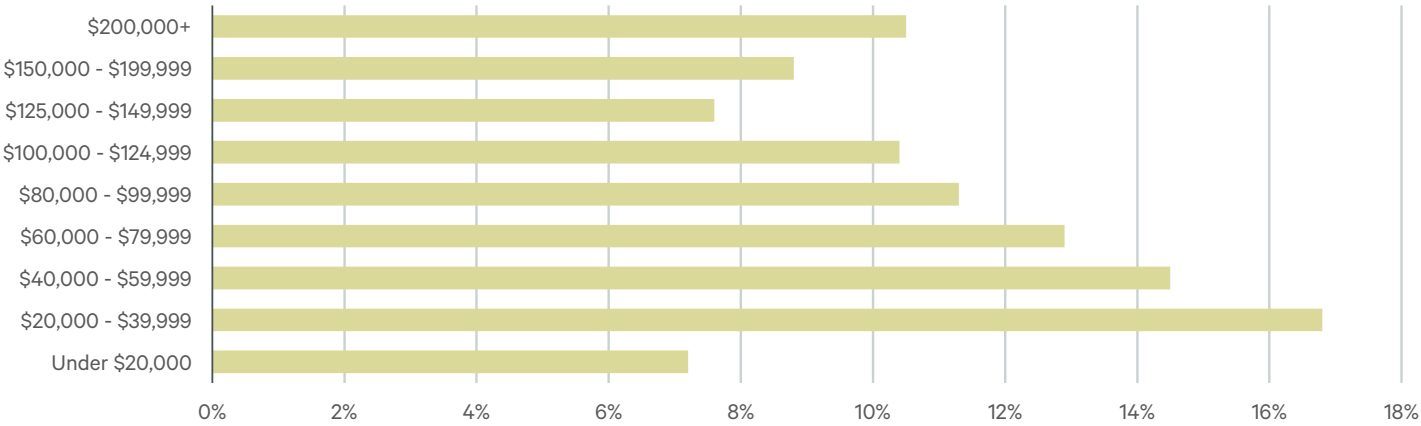
Located on the eastern edge of the Calgary Trail North neighbourhood, across Gateway Boulevard from Coronet Industrial and the vast industrial area beyond it, the Property lies at confluence of an array of employment opportunities, commercial services, and mature, but growing, urban neighbourhoods.

The population base of 51,110 within a three-kilometre radius of the site is projected to grow by nearly 21% in the next decade, while the current daytime population of 64,820 is evidence of the strength of the employment node in the area.

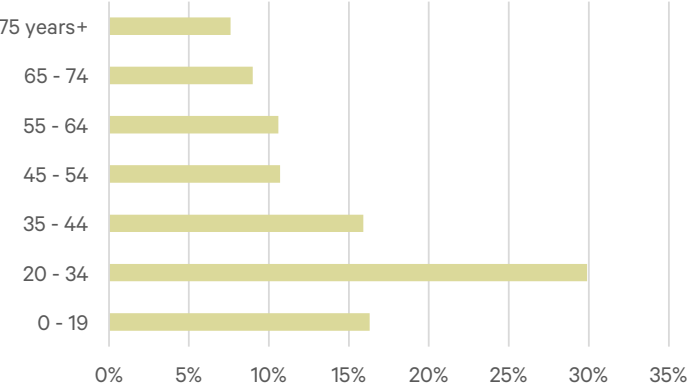


# AREA STATISTICS

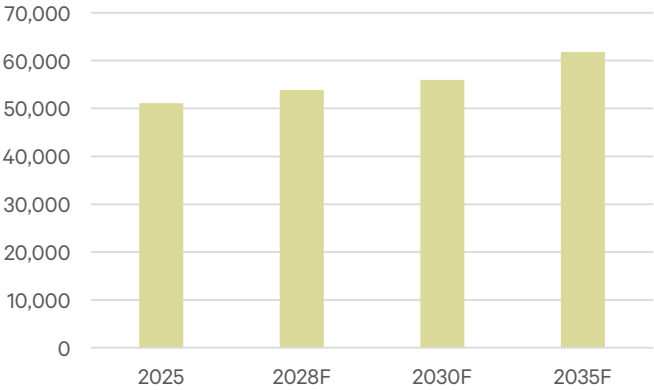
## HOUSEHOLD INCOME - 2025



## POPULATION BY AGE - 2025



## PROJECTED POPULATION GROWTH





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