\$21,464,500 - 3940 Gateway Boulevard Nw, Edmonton

MLS® #A2252896

\$21,464,500

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Calgary Trail South, Edmonton, Alberta

Location, Location Location!! One of a kind opportunity to acquire 47,000 sqft+ building sitting on 3.9 Acres with great access and ideally situated between Calgary Trail and Gateway Boulevard with a combined daily traffic of 70,000 vehicles per day and direct visibility from Gateway Blvd. This property is located in the South Park Centre development, a 369,000 sf center anchored by a 90,000 sf Walmart, a 34,600 sf Goodlife, and a 43,000 sf H Mart. South Park Centre is a one stop shopping destination featuring a strong mix of national and local retail and service tenants. The site caters to over 153,500 people within a 5km radius, with an average household income of over \$107,800. Do not miss this opportunity to own this property for your own business or add it to your holding portfolio.



Built in 1988

Essential Information

MLS® # A2252896

Price \$21,464,500

Bathrooms 0.00 Acres 0.00 Year Built 1988

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 3940 Gateway Boulevard Nw

Subdivision Calgary Trail South

City Edmonton

County Edmonton
Province Alberta

Postal Code T6J 5H2

Additional Information

Date Listed August 27th, 2025

Days on Market 59

Zoning DC2

Listing Details

Listing Office URBAN-REALTY.ca

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