FOR SALE/LEASE

MaxWell Commercial

RS
ROMI SARNA AND
ASSOCIATES

ALLIANCE CENTRE GATEWAY

4805 Gateway Boulevard, Edmonton

SITE PLANS

WELCOME TO ALLIANCE CENTRE GATEWAY

N

PROPERTY LINE

OUTDOOR PLAY AREA 3000 ft²

GATEWAY BOULEVARD

PROPERTY LINE

PARKING LOT

ENTRANCE

REAR PARKING LOT

PROPERTY LINE

PATIO & EATING AREA

ALLIANCE CENTRE GATEWAY

DRIVEWAY

PROPERTY LINE

ALLIANCE CENTRE GATEWAY

Alliance Centre Gateway is poised to become the latest mixed-use development seamlessly blending office and retail spaces in the central hub of South Edmonton. Encompassing a potential 20,000 square feet for offices and an additional 20,000 square feet for retail, the project is strategically positioned for maximum visibility along Gateway Boulevard and convenient entry via Calgary Trail.

Romi Sarna & Associates

PROPERTY DETAILS
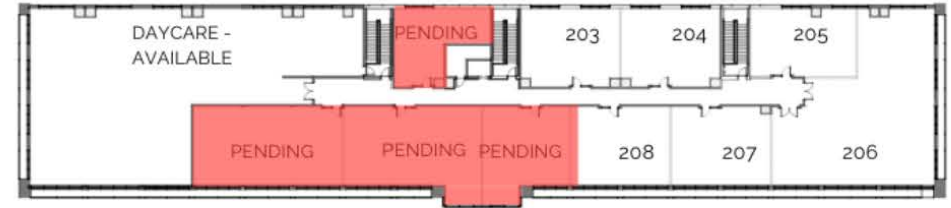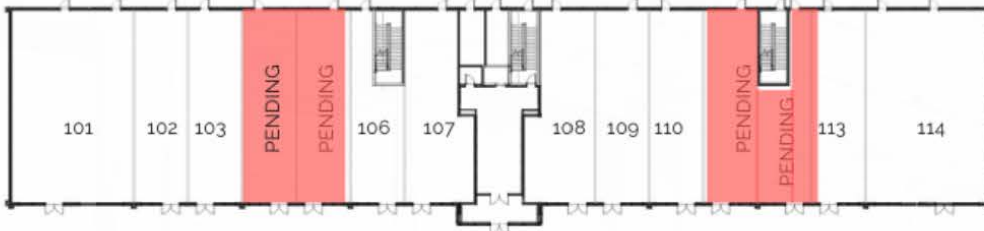
Municipal Address: 4805 GATEWAY BLVD

Legal Address ...

Zoning: CB2

Neighbourhood: ...

PURCHASE

MAIN FLOOR: Starting @ $575.00 PSF
SECOND FLOOR: Starting @ $465.00 PSF
Condo Fees: $5.50/sq.ft/annum (EST 2023)

LEASE

MAIN FLOOR: Starting @ $37.00 PSF
SECOND FLOOR: Starting @ $30.00 PSF
CAC Charges: $13.00/SF/Annum (EST 2023)*

*Common area includes: maintenance, proportionate share of property taxes, insurance, management

PERFECT FOR

RESTAURANTS   PROFESSIONALS   MEDICAL/HEALTHCARE   STUDIO

SHOPPING   VETERNARIAN   FINANCE   SMALL BUSINESSES

AERIAL MAP

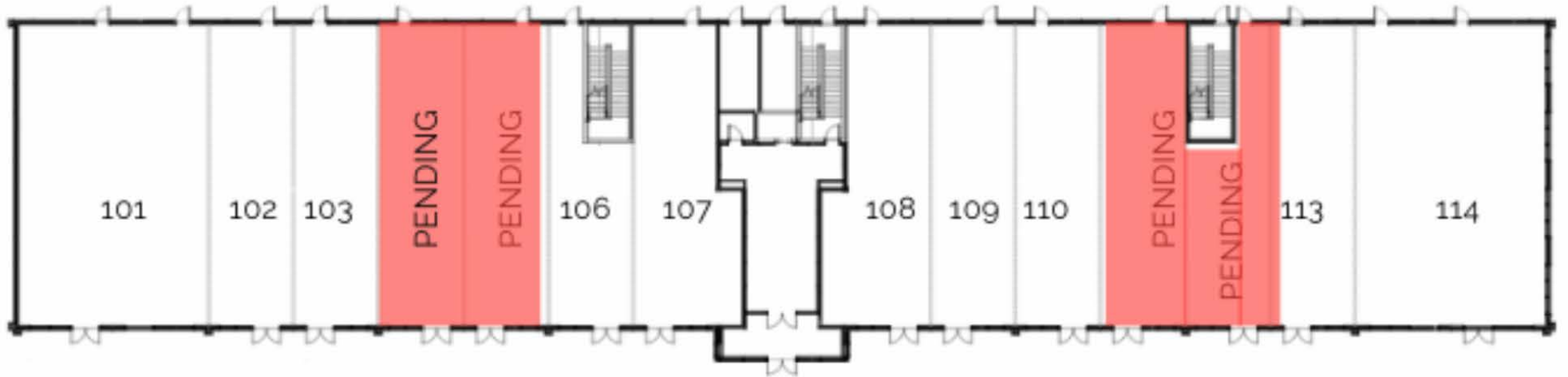MCKERNAN

ALLENDALE

2

OLIVER

Calgary Trl

STRATHCONA

56 Ave NW

DOWNTOWN

VIDA Dermatology

51 Ave NW

51 Ave NW

Gateway Blvd

Gateway Blvd NW

NW

ALLIANCE
CENTRE
GATEWAY
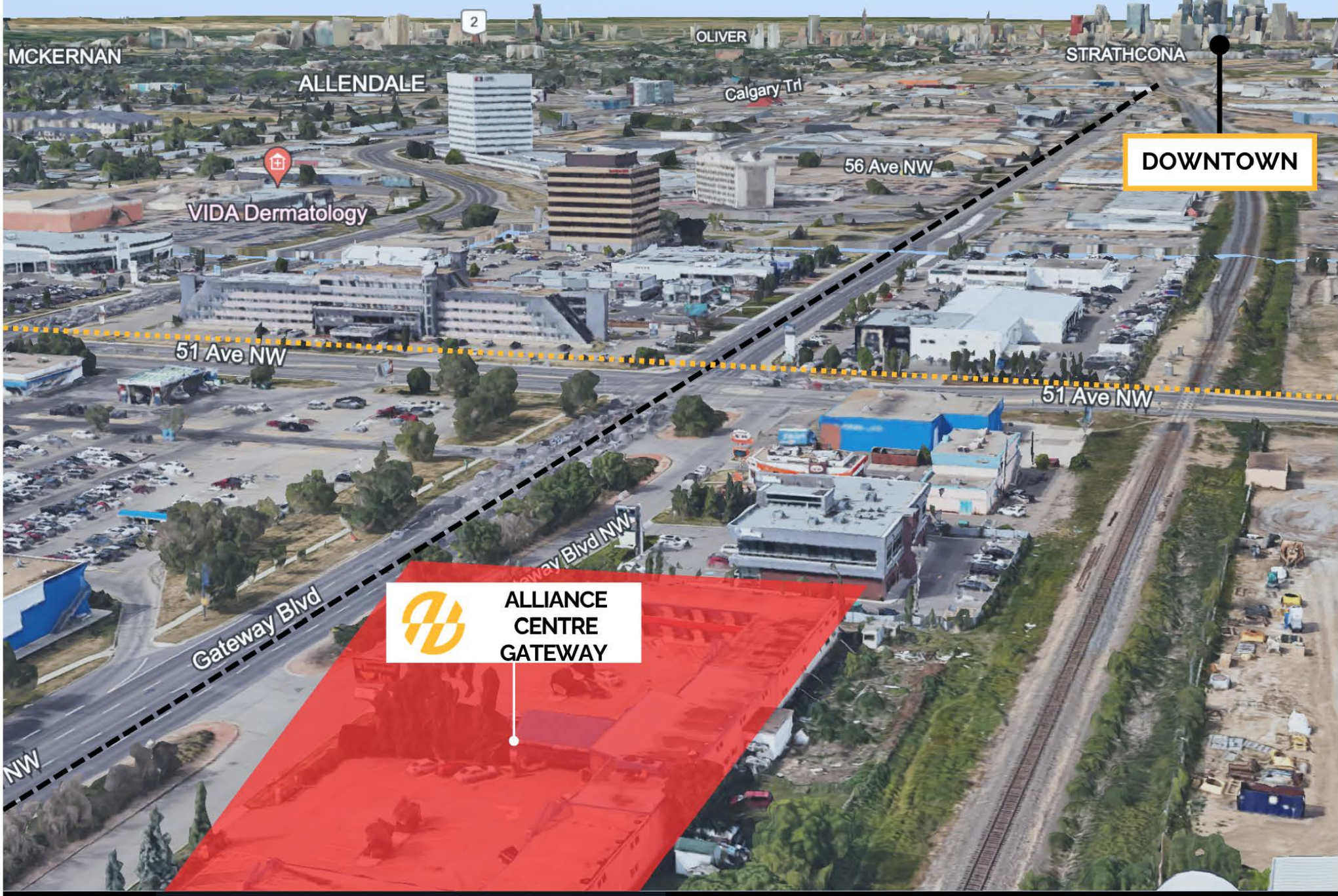
SITE PLANS

LEVEL 1 | MAIN FLOOR

Unit	Area (SF)
101	2,818 SF
102	1,224 SF
103	940 SF
104	1,218 SF
105	1,224 SF
106	1,224 SF
107	1,364 SF

Unit	Area (SF)
109	1,224 SF
110	1,224 SF
111	1,217 SF
112	940 SF
113	1,224 SF
114	2,808 SF

SITE PLANS

LEVEL 2 | SECOND FLOOR
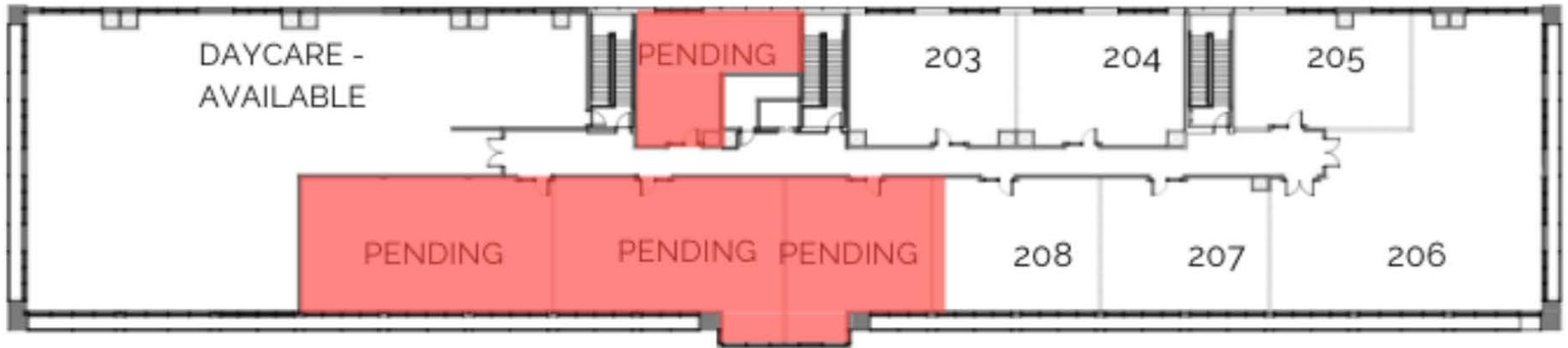
Unit	Area (SF)
201	6,041 SF
202	760 SF
203	1,052 SF
204	1,060 SF
205	990 SF
206	3,060 SF

Unit	Area (SF)
207	1,081 SF
208	1,092 SF
209	1,049 SF
210	1,598 SF
211	1,656 SF

RS

ROMI SARNA AND ASSOCIATES

Contact Us ———

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