

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

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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 | 26                |
| Zoning         | DC2               |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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