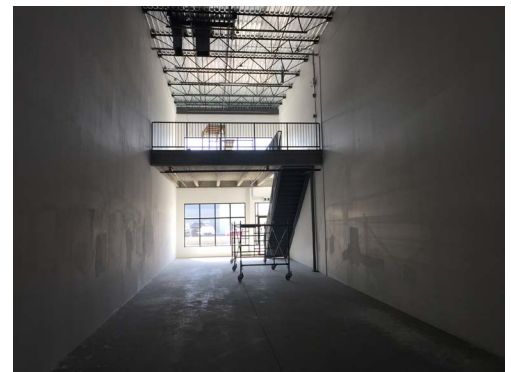


Gateway Business Centre

113 - 1803 91 St edmonton, ab | FOR lease



PROPERTY HIGHLIGHTS

- Amazing opportunity to lease a main floor retail bay in a 38,900 SF +/- plaza
- Located in South Edmonton's highly desirable and vibrant business district, just south of Ellerslie Road
- Convenient access to Calgary Trail, Gateway Boulevard, Queen Elizabeth II Highway, and the Anthony Henday
- Pedestrian friendly development within walking distance to the Summerside Community
- Current tenants in the centre include; immigration office, UCMAS learning, martial arts, bakery, IT office, accounting, home builder office and more

PROPERTY details

Address:	113-1803 91 St Edmonton, AB
Zoning:	EIB
Base Rate:	\$19 PSF (23 PSF Main, 10 PSF Mezzanine)
Total Size:	2,100 SF +/-
Main Floor:	1,400 SF +/-
Mezzanine:	700 SF +/-
Possession:	Immediate
Tenant Improvements:	Negotiable
Signage:	Facia & Pylon



RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Ravi Thakur

Associate

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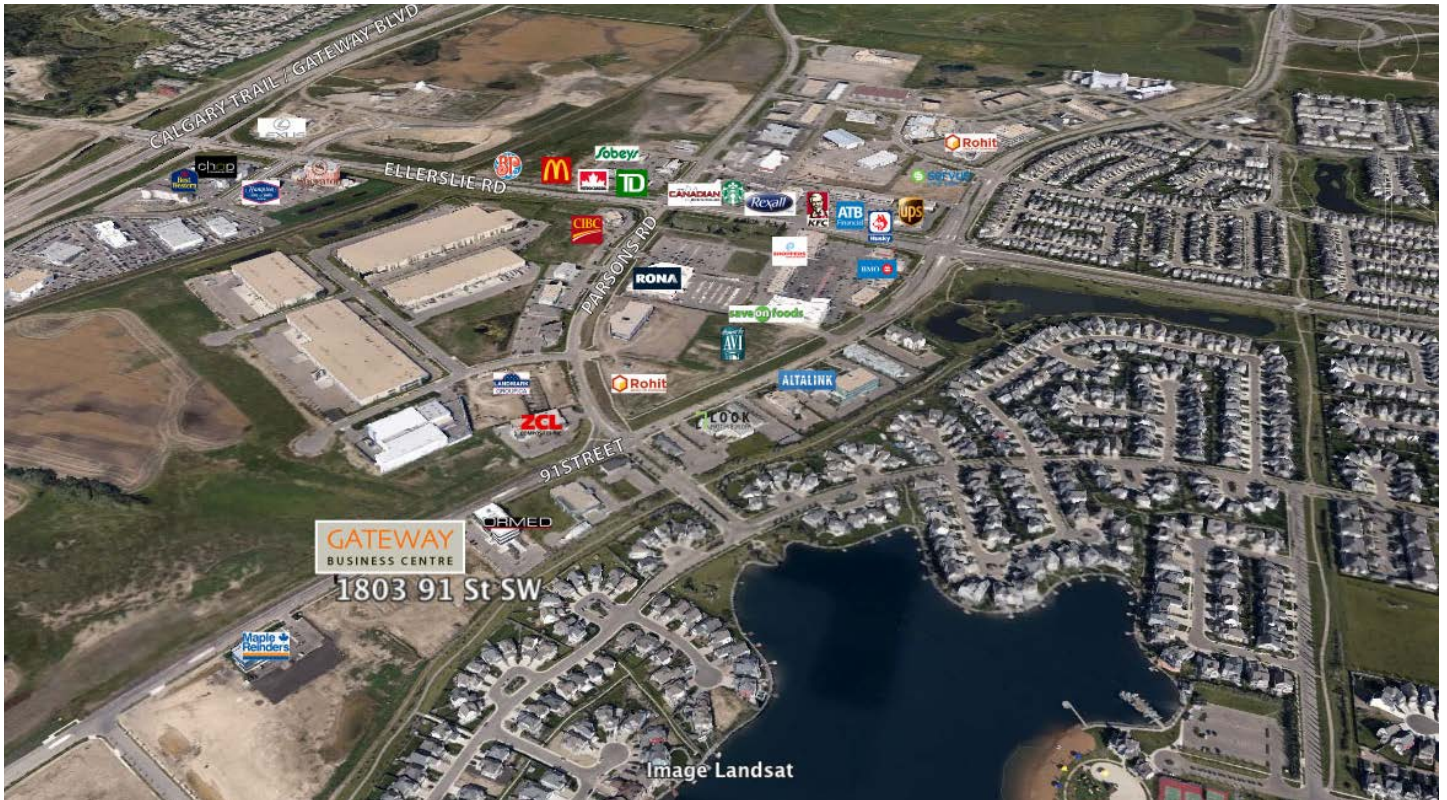
#1 RE/MAX Commercial Team Worldwide 2017

O:780.429.1200

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and such as, cannot be warranted nor form a part of any future contract.

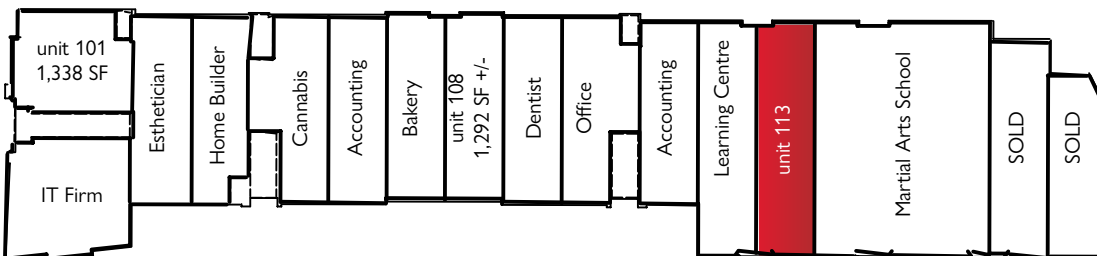
For Lease

Map



Floor Plan

Main Floor



Second Floor

