

\$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	79
Zoning	DC2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.