

GATEWAY LANDS

2024 - 101 St SW,
Edmonton, AB

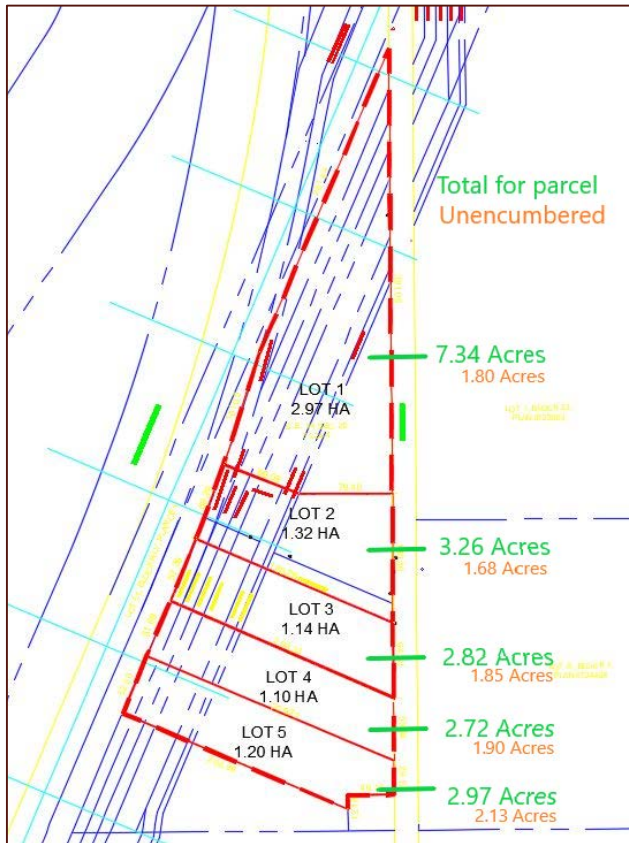
FOR SALE

COMMERCIAL
OPPORTUNITY ON
GATEWAY BOULEVARD

PROPERTY DETAILS

- ✓ **CB2: GENERAL BUSINESS ZONE**
- ✓ **WITHIN PERMITTED CANNABIS RETAIL ZONE**
- ✓ **18.74 ACRES; SUBDIVISION OPPORTUNITY**
- ✓ **WITHIN THE ELLERSLIE AREA STRUCTURE PLAN**

SITE ENCUMBERANCES

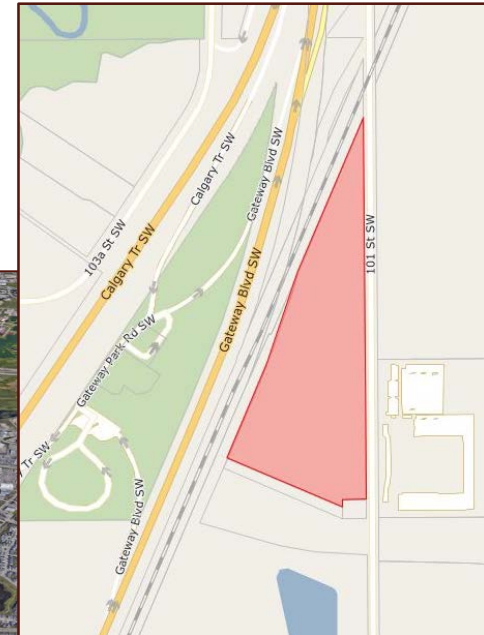


Lots pictured are a conceptual subdivision plan

PROPERTY HIGHLIGHTS

- ✓ **LOCATED ON 101ST; SOUTH OF ELLERSLIE RD AND ACROSS FROM THE GATEWAY TOYOTA**
- ✓ **ACCESS FROM 41 AVENUE AND ELLERSLIE RD**
- ✓ **UNOBSTRUCTED EXPOSURE ONTO GATEWAY BOULEVARD - SEES OVER 65,000 VEHICLES DAILY**
- ✓ **THE SOUTHERNMOST AVAILABLE COMMERCIAL ZONED LAND IN EDMONTON**
- ✓ **OPPORTUNITY FOR SUBDIVISION, WELCOMING OFFERS**
- ✓ **CULTURAL CENTRE, COMMERCIAL CONDO PROPOSAL - DRAWING ON THE BACKSIDE OF THIS PAGE**

SITE & AERIAL



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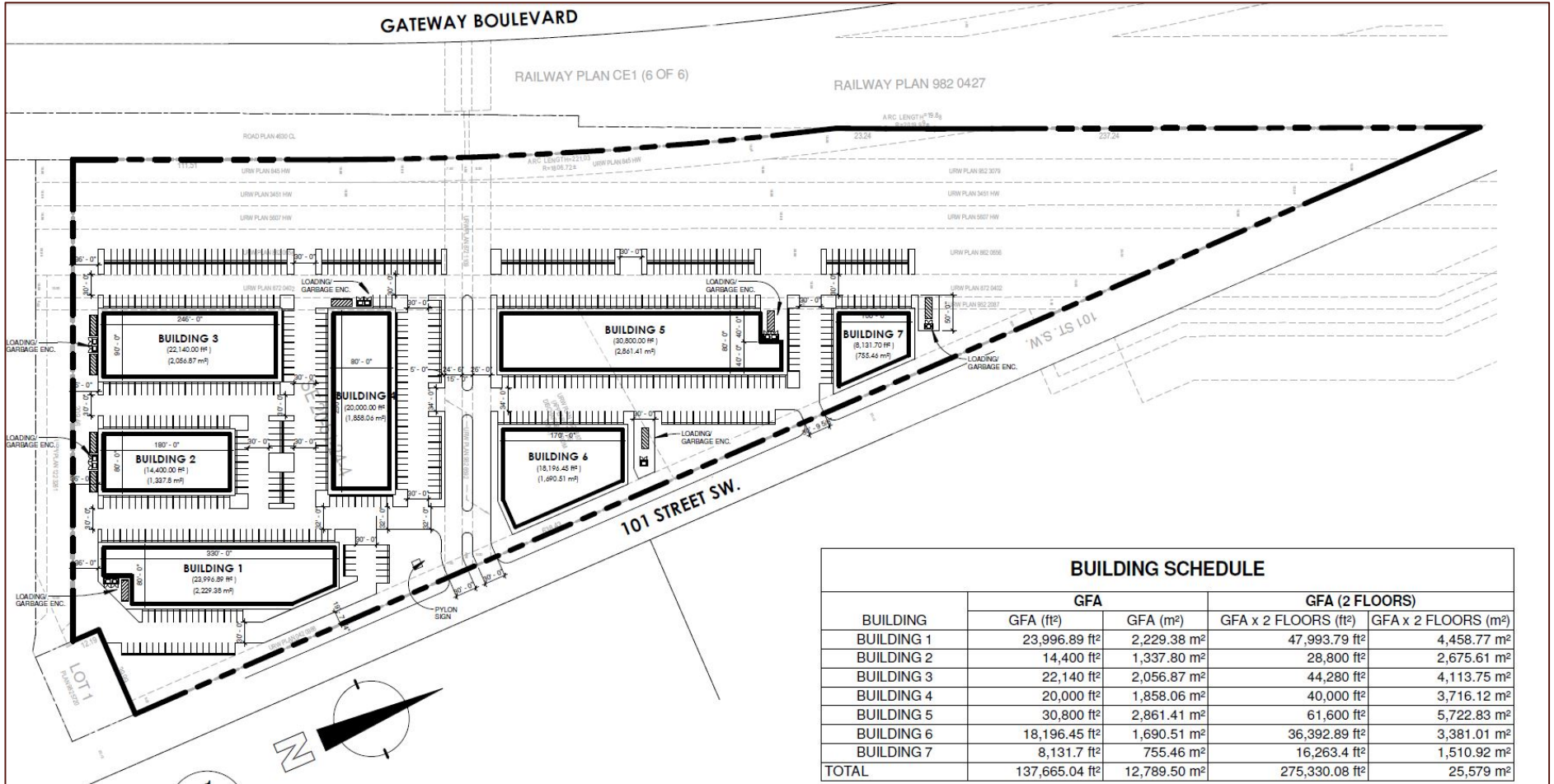
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DEVELOPMENT CONCEPT



BUILDING	GFA		GFA (2 FLOORS)	
	GFA (ft ²)	GFA (m ²)	GFA x 2 FLOORS (ft ²)	GFA x 2 FLOORS (m ²)
BUILDING 1	23,996.89 ft ²	2,229.38 m ²	47,993.79 ft ²	4,458.77 m ²
BUILDING 2	14,400 ft ²	1,337.80 m ²	28,800 ft ²	2,675.61 m ²
BUILDING 3	22,140 ft ²	2,056.87 m ²	44,280 ft ²	4,113.75 m ²
BUILDING 4	20,000 ft ²	1,858.06 m ²	40,000 ft ²	3,716.12 m ²
BUILDING 5	30,800 ft ²	2,861.41 m ²	61,600 ft ²	5,722.83 m ²
BUILDING 6	18,196.45 ft ²	1,690.51 m ²	36,392.89 ft ²	3,381.01 m ²
BUILDING 7	8,131.7 ft ²	755.46 m ²	16,263.4 ft ²	1,510.92 m ²
TOTAL	137,665.04 ft²	12,789.50 m²	275,330.08 ft²	25,579 m²

- ✓ PROPOSED CULTURAL CENTRE
- ✓ COMMERCIAL RETAIL CONDOS
- ✓ ACCEPTING OFFERS NOW:
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