

FOR SALE



DIRECT GATEWAY BOULEVARD EXPOSURE

SIX OVERHEAD CRANES · 32.5' CLEAR HEIGHT

CRANE-SERVICED INDUSTRIAL BUILDING

5734 GATEWAY BOULEVARD NW, EDMONTON, AB

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PROPERTY HIGHLIGHTS

RARE CRANE-SERVED BUILDING ON GATEWAY BOULEVARD

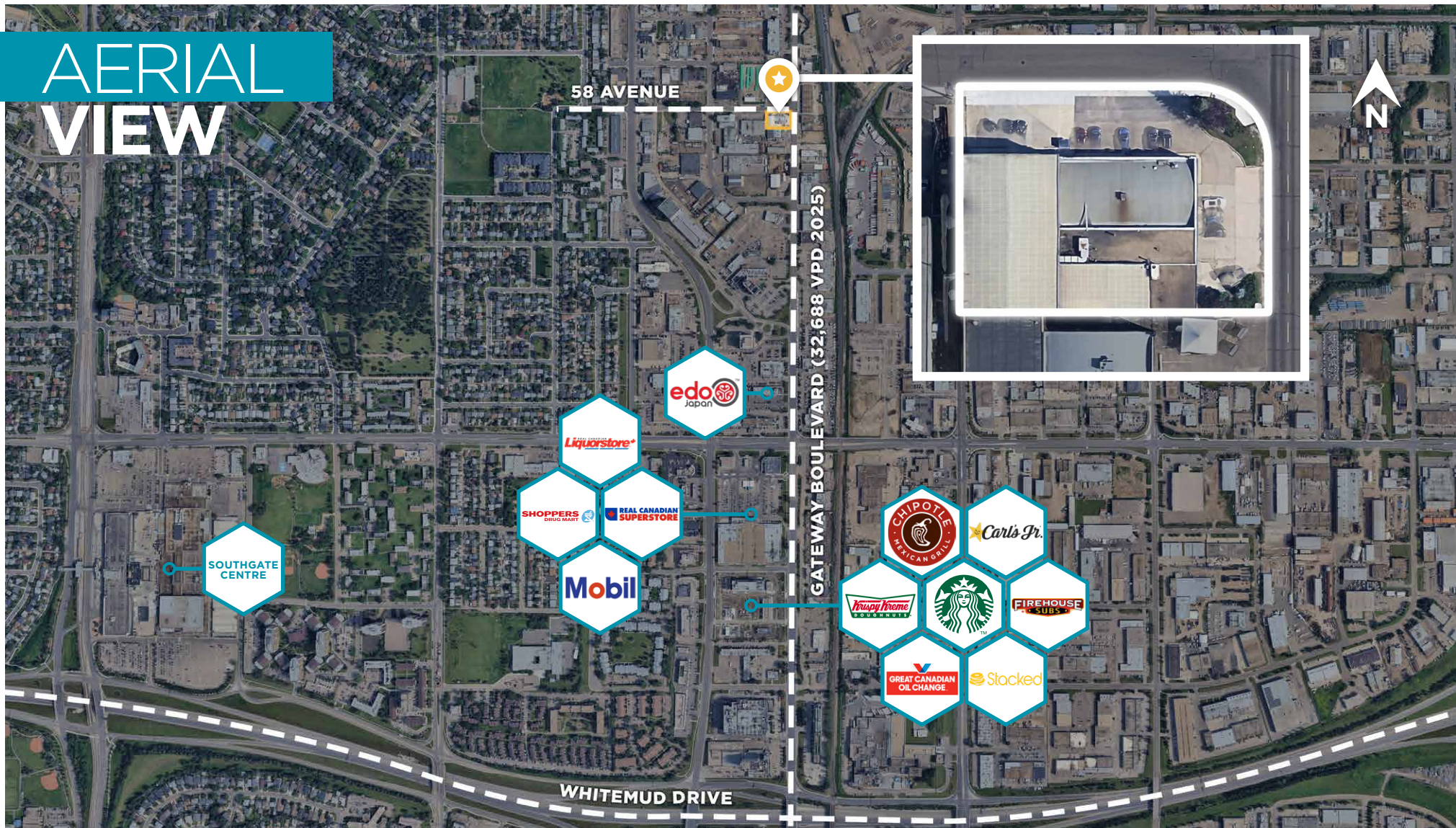
- $\pm 11,792$ SF freestanding single-tenant building on ± 0.44 acres
- Six overhead crane systems — bridge and jib, rare in this size range
- Clear height ranging from 18' to 32.5'
- Heavy three-phase power
- Four overhead grade loading doors, including two at 18' x 18'
- Direct frontage to Gateway Boulevard — over 32,000 vehicles per day
- IH Heavy Industrial zoning, the most permissive industrial designation in Edmonton
- Prime South Side location, minutes to Whitemud Drive, South Edmonton Industrial, Nisku QE2 Corridor, and Edmonton's International Airport.
- Potential income in place to January 2031

PROPERTY DETAILS

Municipal Address:	5734 Gateway Boulevard NW, Edmonton, AB
Legal Description:	Plan 9622920, Block 87, Lot 13
Zoning:	IH — Heavy Industrial
Market:	Calgary Trail
Building Age:	1975, with subsequent additions and renovations
Building Size:	±11,792 SF - Total
Site Size:	±0.44 acres
Crane:	(2) 5-ton, (2) 2-ton, (1) 1.5-ton bridge, (1) 1-ton jib
Clear Height:	18' to 32.5'
Loading Doors:	(2) 18' x 18', (1) 10' x 14', (1) 8' x 10' overhead grade
Power:	600 Amp/480 Volts - 3 Phase
Lighting:	LED
Heating:	Unit heaters to warehouse, forced air to office
Make Up Air System:	Exhaust Fans
Parking:	14 stalls plus street parking on 58 Avenue
Taxes:	\$50,894 (2026)
Construction:	Concrete block, painted stucco & metal exterior
Availability:	Negotiable income in place to January 14, 2031
Price:	\$1,995,000 (\$169.00 /SF)



AERIAL VIEW



CONTACT

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