

FOR LEASE

PAGNOTTA PROFESSIONAL BUILDING

5920 GATEWAY BOULEVARD | EDMONTON



- 3,224 square feet available on the second floor of the Pagnotta Professional Building, situated on Gateway Boulevard in South Edmonton.
- Zoning (CG) allows for various uses including health services, professional offices, and other retail or office-related professional businesses.
- Join a diverse and notable tenant mix including national and local businesses in law, healthcare, and engineering services.
- Prime location with easy access to major routes including Whitemud Drive, Highway 2, and Anthony Henday Drive.
- Conveniently surrounded by commercial and residential neighborhoods, making it a strategic and accessible hub for businesses.

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FOR LEASE | OFFICE/RETAIL SPACE IN PAGNOTTA BUILDING



PROPERTY DETAILS

MUNICIPAL ADDRESS

5920 Gateway Boulevard | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 2122059, Unit 1-4

YEAR BUILT

2017

TYPE

Retail, Office

AVAILABLE SPACE

Second Floor ± 3,224 SF

SITE AREA

± 1.74 Acres

ZONING

CG - General Commercial Zone

PARKING

50 surface stalls, 40 covered

ELEVATOR

Yes

LEASE FINANCIALS



\$27.00 PSF

Base Lease Rate



\$16.76 PSF

2024 Operating Costs (Plus Utilities)

IDEAL TENANTS



Health
Services



Professional
Services

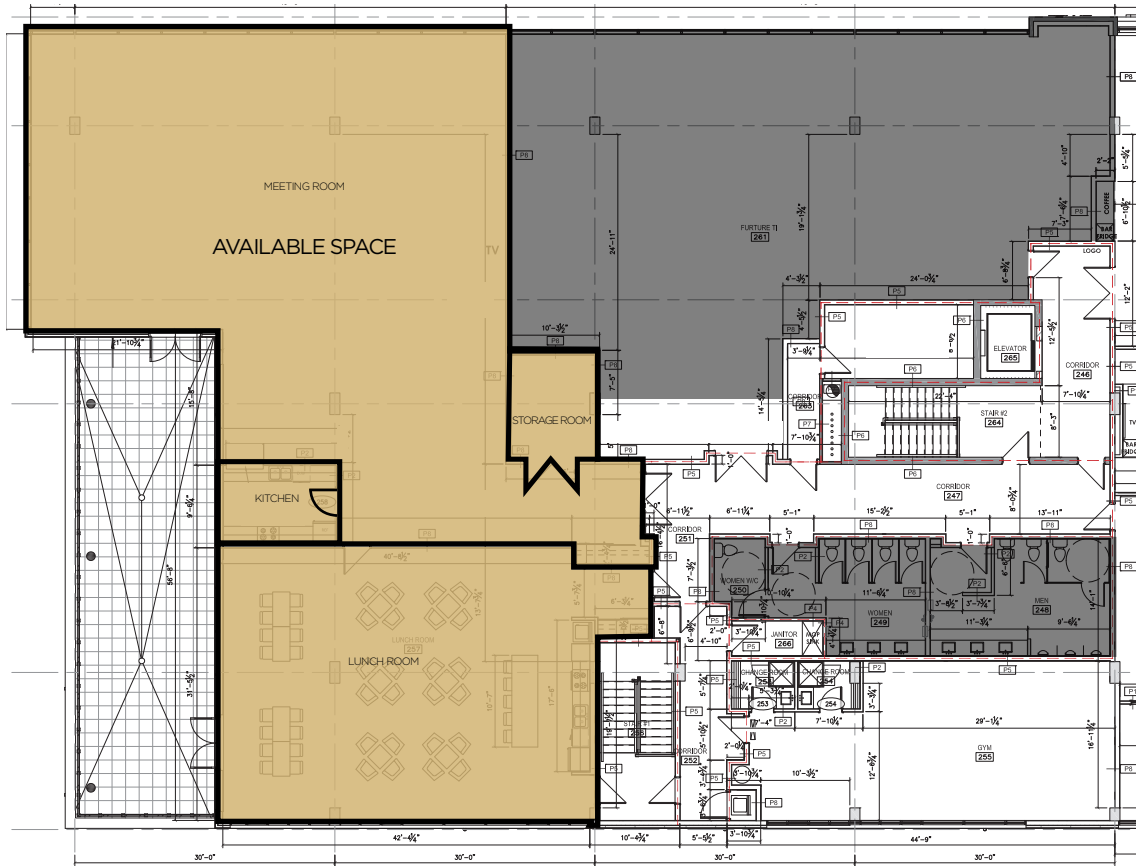


General
Retail



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FLOOR PLAN



N



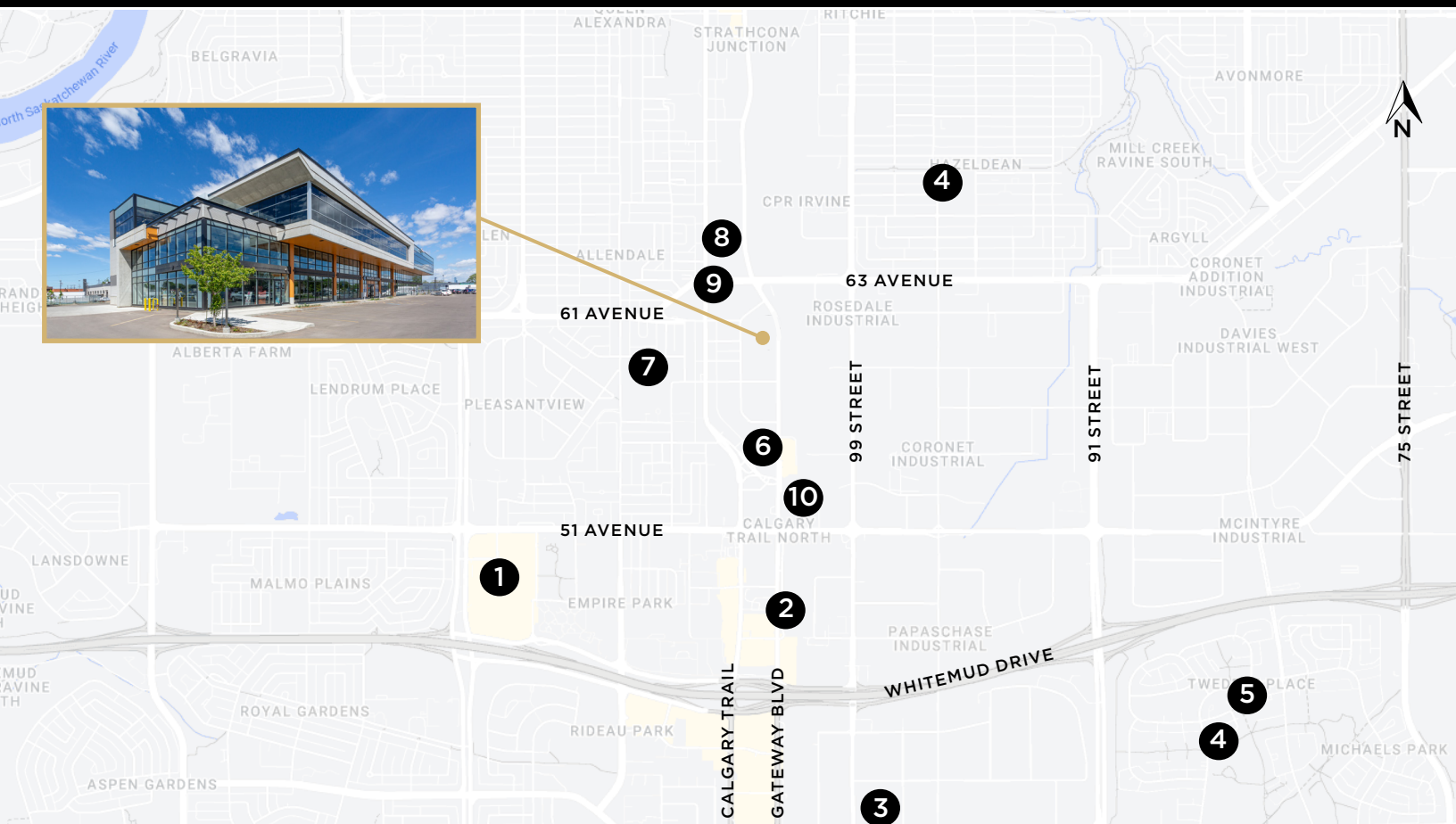
CORRIDOR



STAIRCASE



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DEMOGRAPHICS



158,770
Residents within 5km



250,018
Daytime Population within 5km



\$102,447
Average Household Income within 5km



33,700
Vehicles daily along Gateway Blvd & 58 Ave



DRIVE TIMES

Whitemud Drive	5 Minutes
Downtown Edmonton	10 Minutes
Edmonton Int'l Airport	20 Minutes
Highway 2	25 Minutes

NEARBY AMENITIES

- | | |
|------------------------------|------------------------|
| 1. Southgate Centre | 6. Ramada Hotel |
| 2. Calgary Trail Retail | 7. Mount Pleasant Park |
| 3. Bountiful Farmer's Market | 8. Staples |
| 4. Millbourne Market Mall | 9. Petro Canada |
| 5. Millwoods Golf Course | 10. Starbucks |

CONTACT

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