

## \$0 - 8122 Gateway Boulevard, Edmonton

MLS® #E4458558

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Strathcona, Edmonton, AB

For Lease 3,836 sq.ft. Restaurant (main) & 1,075 sq.ft. Roof Patio (both to be built-out). Join the most popular bar corridor on Gateway Blvd in Edmonton! A Highly visible, sought after location in the Old Strathcona district. A Location has instant access to many customers (foot traffic) when you open. A Front entrance faces Gateway Blvd which is one of the main roads into downtown Edmonton. A Approx 65,000 cars per day drive by this location. A Across the street is Station Park. A Following bars are a short walk to this location, incl Hudsons, MKT, Cook County, On Edge Brewing, Blues on Whyte, Leopolds. Location is suitable for a restaurant, bar, bakery, etc. DC1 zoning, retail use; 300A electrical, single phase (can be upgraded to 3 phase), new electrical wiring throughout; New plumbing, sewer lines; Commercial HVAC with air conditioning; Utilities separately metered & paid by the tenant; Wheelchair access thru rear; On premise parking not available; 4 existing bathrooms; Seeking NNN lease; Low occupancy costs;

Built in 1952

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4458558 |
| Lease Rate | \$38     |



|            |        |
|------------|--------|
| Bathrooms  | 0.00   |
| Acres      | 0.00   |
| Year Built | 1952   |
| Type       | Retail |
| Status     | Active |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8122 Gateway Boulevard |
| Area        | Edmonton               |
| Subdivision | Strathcona             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6E 4B1                |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 15              |

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Listing information last updated on October 3rd, 2025 at 6:17am MDT