

\$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	31
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 6:18pm MDT