

# \$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
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	2
Zoning	Zone 15

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Listing information last updated on September 20th, 2025 at 2:47pm MDT