

## \$99,000 - 3354b 3361 Gateway Boulevard, Edmonton

MLS® #E4437447

**\$99,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Calgary Trail South, Edmonton, AB

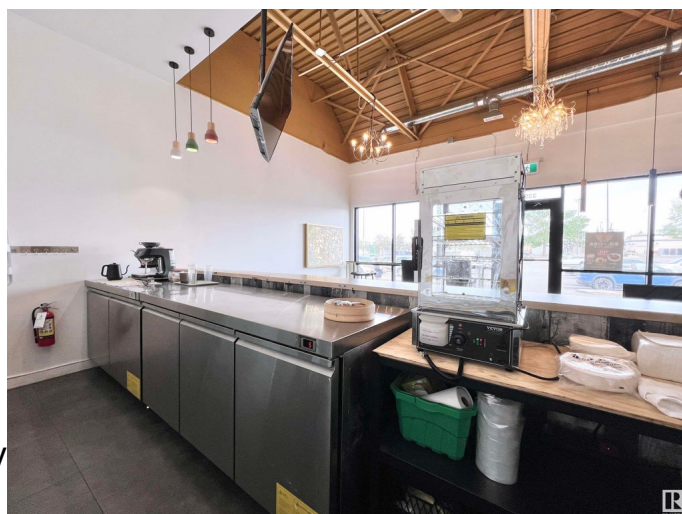
Prime Location- Southside Gem! Don't miss this rare opportunity to own one of the best-located businesses in the southside! Situated in a high-traffic area with ample FREE parking, this turnkey operation is perfect for a cafe, bubble tea shop, bakery, light eatery or retail store. Fully equipped. Don't miss this chance to take ownership of a thriving establishment in one of the city's most coveted locales. This store CAN ADD EXHAUST SYSTEM OR FAN. Current listing price includes all equipment, but flexible pricing available for buyers who don't need equipment.

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4437447 |
| Price     | \$99,000 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |
| Type      | Business |
| Status    | Active   |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3354b 3361 Gateway Boulevard |
| Area        | Edmonton                     |
| Subdivision | Calgary Trail South          |
| City        | Edmonton                     |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6J 6V1 |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 152            |
| Zoning         | Zone 41        |

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Listing information last updated on October 19th, 2025 at 9:17pm MDT