

# \$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	92
Zoning	Zone 41

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Listing information last updated on August 20th, 2025 at 5:32pm MDT