



10815 82 Avenue, Edmonton

Whyte Avenue Retail

## PROPERTY DETAILS

Address:	10815 82 Avenue, Edmonton
Legal:	Plan 4400R, Block 171, Lot 4 & 5
Zoning:	CB2 (General Business)
Total Size:	3,630 SF (+/-)
	Additional basement storage available
Signage:	Building
Parking:	Dedicated Rear Stalls & Street Parking
Utilities:	Tenant is responsible for utilities
Operating Costs:	\$5.45 / SF (2023)
Lease Rate:	Negotiable



## PROPERTY HIGHLIGHTS

- Great exposure to Whyte Avenue with large windows
- Tenant Inducements Negotiable
- Excellent location with easy access to major arterials including 109 Street, 99 Street, Calgary Trail and Gateway Boulevard
- ETS bus stop less than 200 feet away
- Ideal uses may include daycare, retail, cafe, restaurant, wellness & physiotherapy, veterinarian services and office

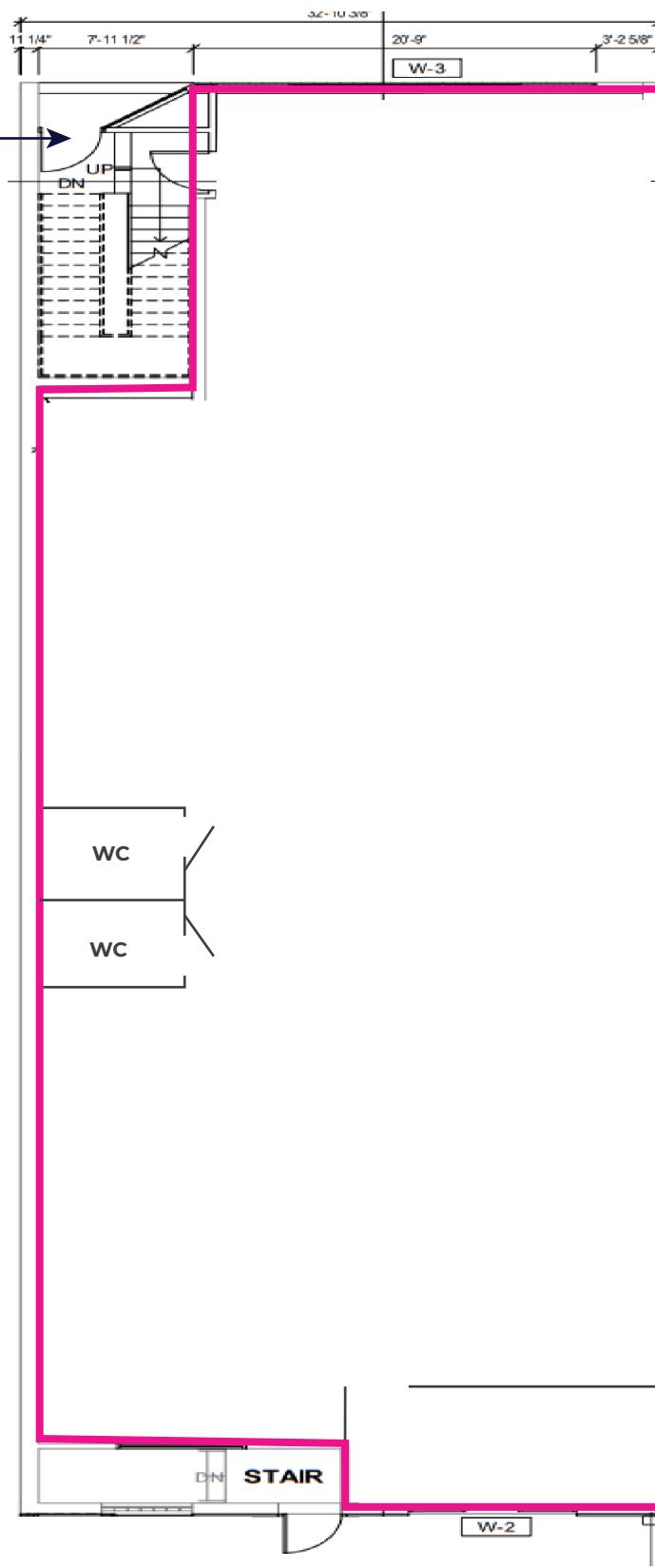


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**WHYTE (82) AVENUE**

Common entrance to building



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**Neighbourhood features:**


SHOPPING



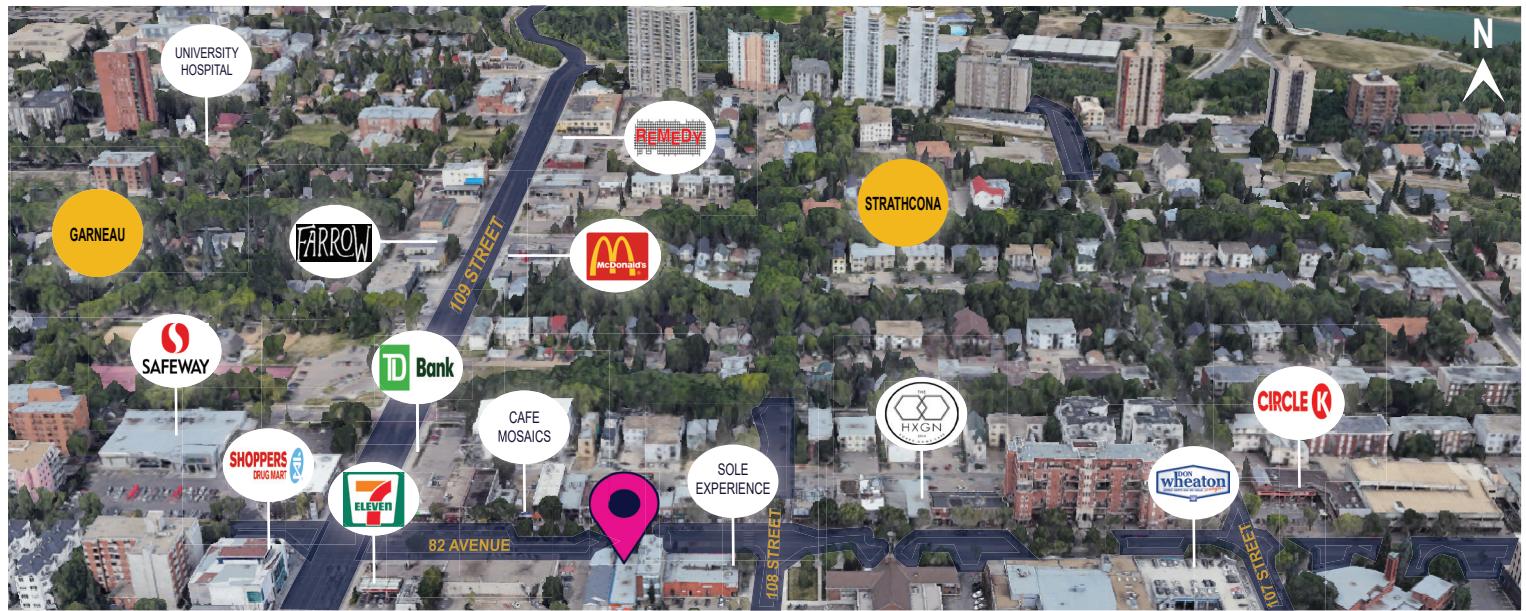
TRANSIT



BIKE PATHS



DINING



Strathcona, Garneau and surrounding neighbourhoods have seen continuous development over the years. The area is expected to witness significant population growth with multiple residential, commercial, and municipal developments that started in Late 2023.

The City of Edmonton spent \$23 Million to renew the Garneau neighbourhood. The project included public sidewalks, curbs, gutters, street lighting and road paving. It was completed in late 2023.

The construction of a Neurosciences Intensive Care Unit has been proposed to expand the University of Alberta Hospital Brain Centre. The Government of Alberta has committed \$49.6M to the potential project.


**LOCATION  
FEATURES**

- Over 10,000 people live in Old Strathcona with an average household income of \$96,705.
- Over 7,000 residents live in Garneau with an average household income of \$104,842.
- The majority of both populations are young, educated and socially progressive.
- Neighbouring businesses include RBC Royal Bank, Oodle Noodle, Sole Experience, Impression Dental, Knifewear, Barber on Whyte, Tanjiang Restaurant, Long & McQuade & TD Bank.
- Easily accessible from the university, downtown and south Edmonton areas.



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