



Rental Rate:

Market



Close to Mill Creek ravine



Developed office space



Direct exposure to 82 Avenue



Ample on-site parking

For Sale | 9119 - 82 Avenue, Edmonton

Mill Creek Place

Retail and office **for lease**

Opportunity to lease retail or office space directly on Whyte Avenue, near Mill Creek ravine, and minutes away from downtown Edmonton.

Mill Creek Place offers three floors of professionally developed office space featuring multiple private offices, boardrooms, meeting rooms, and open work areas in addition to the potential to add main floor retail space.

Taylor Riar

Vice President
+1 780 969 3022
taylor.riar@colliers.com

Fahad Shaikh, CPA, CA

Senior Vice President
+1 780 969 3008
fahad.shaikh@colliers.com

Property Overview

Address:	9119 - 82 Avenue
Legal Address:	Plan 373AI, Block 10, Lots 21-32
Year Built:	1980
Available Area:	3,634 SF - 22,244 SF
Tenant Improvement Allowance	Negotiable

Net Rent:	Market
Operating Costs:	\$16.77 / SF (2026)
Parking:	99 stalls (34 covered & 65 surface)
Fibre Optic:	Available
Zoning:	CSC - Shopping Centre Zone

Key Highlights



Bus and LRT stop located within walking distance



Numerous cafes and restaurants nearby



Surface and covered parking available



Professionally developed office space



Adjacent to Mill Creek Ravine



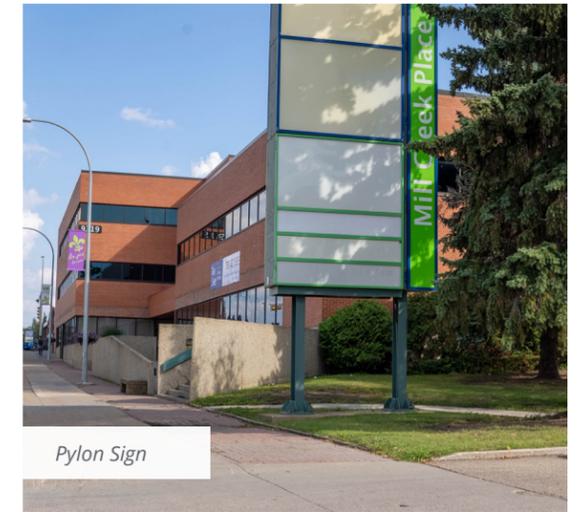
Bike Score **85**



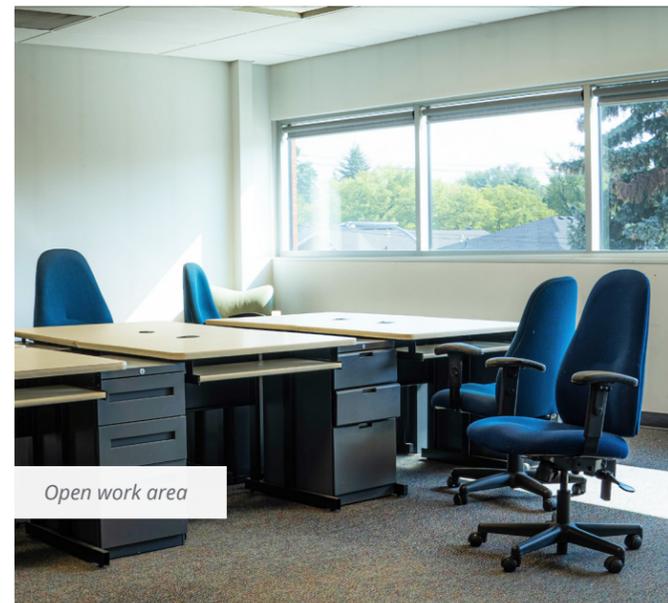
Walk Score **82**



Private offices



Pylon Sign



Open work area



Open work area

Features

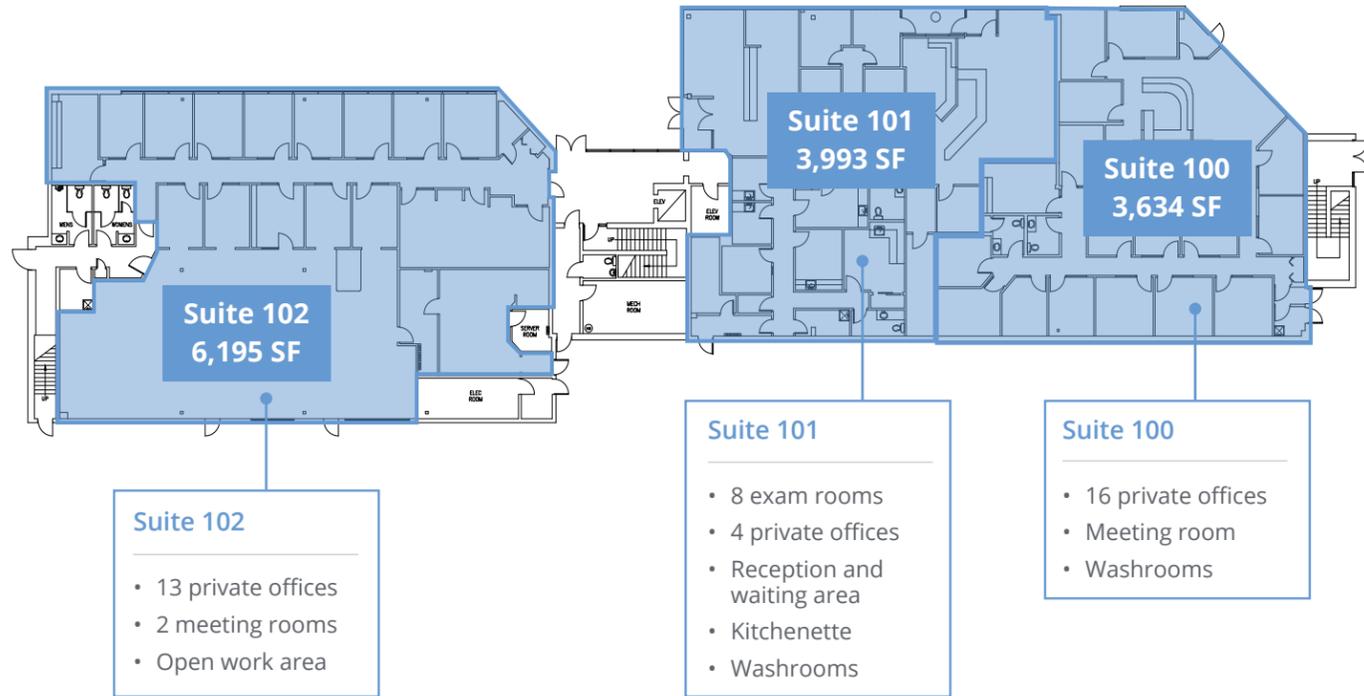
- Strong parking ratio of 2.5 stalls per 1,000 square feet
- Well maintained building with nicely developed office space
- Fibre Optic Internet available
- Functional office buildout in place
- Zoning is flexible and allows for a variety of users
- Potential to add retail space facing Whyte Avenue
- Direct access to LRT and bus stops



22,244
SF available

Floor Plans

Main Floor



Potential Main Floor Users



Daycare and Out of School Care



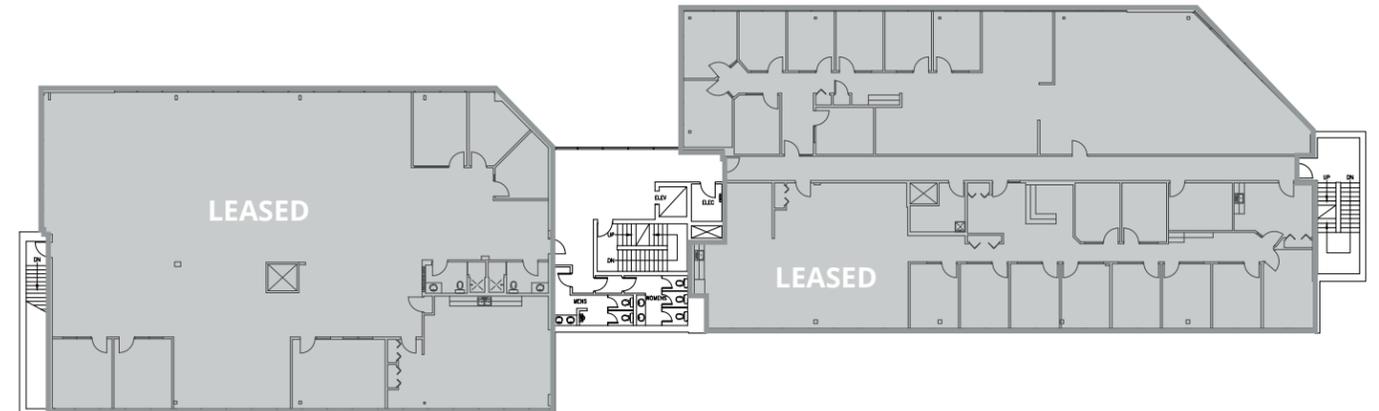
Dental/Medical



Personal Services, Salon, Medispa

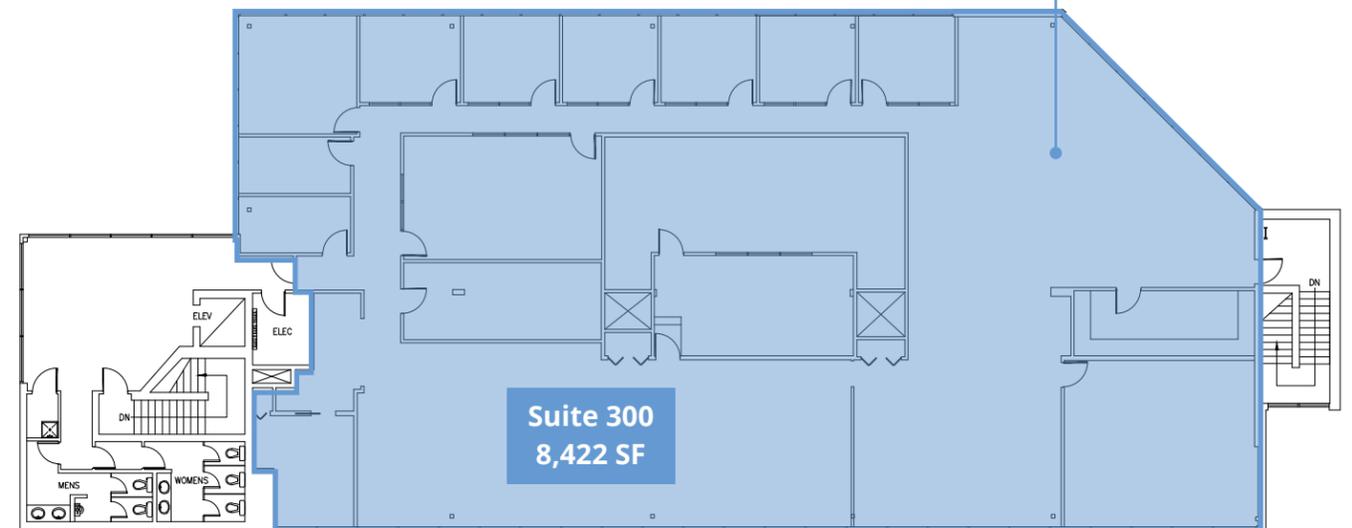
Floor Plans

Second Floor

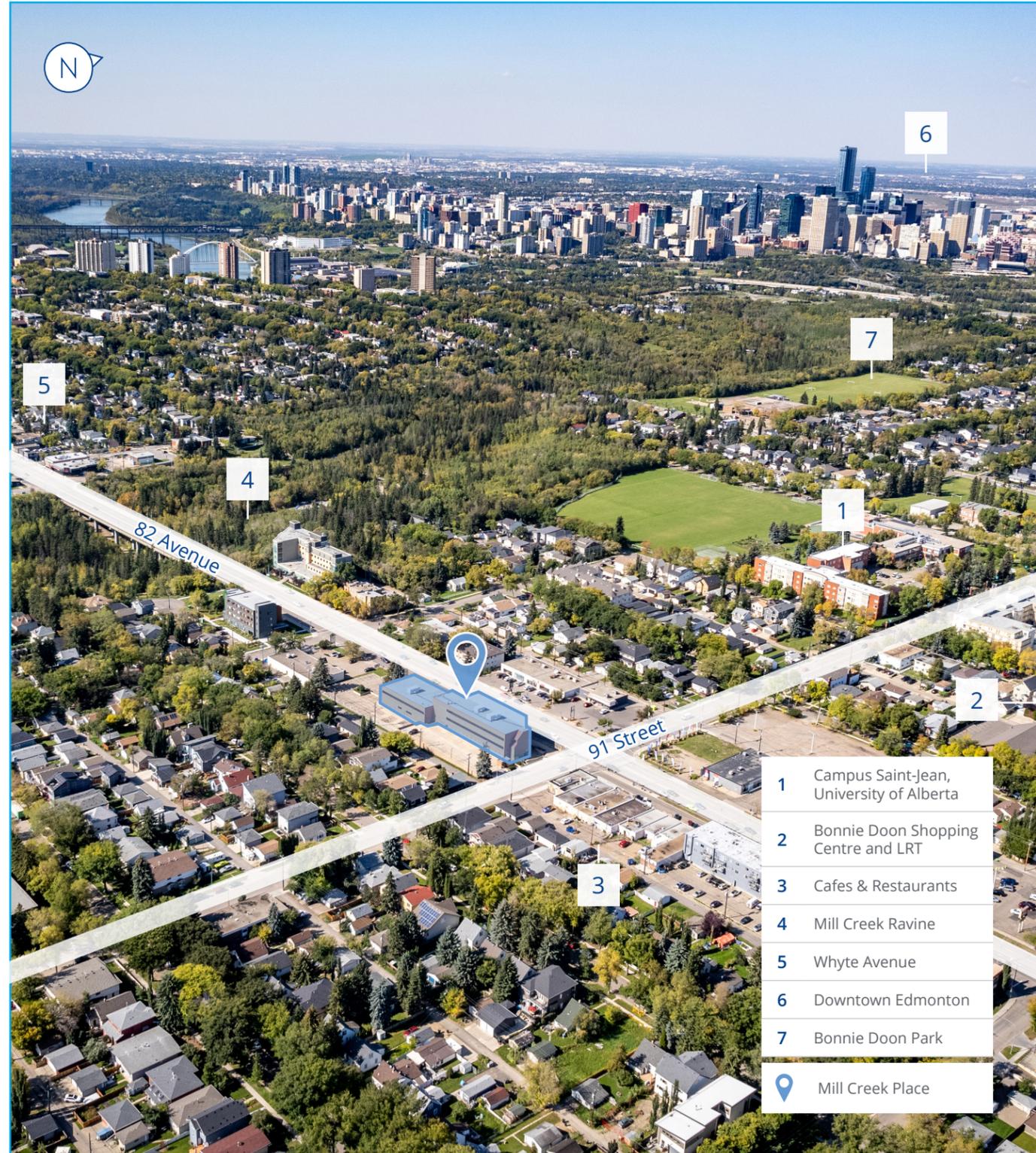


- Suite 300**
- 10 offices
 - Open work areas
 - Boardroom
 - 2 meeting rooms

Third Floor



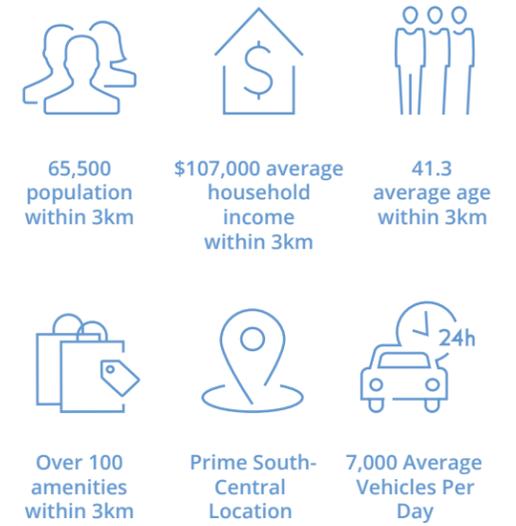
Surrounding Amenities



Location Overview

Mill Creek Place is situated in the heart of the community of Whyte Avenue and Mill Creek. The ideally situated location offers a strategic position that combines convenience and accessibility. With its close proximity to major transportation routes, including Whyte Avenue, Calgary Trail, Gateway Boulevard, and Whitemud Drive, this property ensures effortless connectivity to all areas of the city.

The surrounding neighborhood of Mill Creek is a dynamic residential and university community, with Campus Saint-Jean nearby, attracting a diverse range of residents and visitors. With numerous amenities nearby, including shopping, restaurants, cafes, and more, this location offers an enticing lifestyle for both employees and customers alike. Mill Creek Place's strategic location presents an excellent opportunity to join a thriving and profitable community.





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