

10762 82 Avenue, Edmonton

Whyte Ave Retail Units



PROPERTY DETAILS

Address:	10762 82 Avenue, Edmonton
Legal:	Plan RN4, Block 132, Lot 16
Zoning:	(MU) Mixed Use
Second Floor:	2,475 SF (+/-)
Basement Floor:	2,475 SF (+/-)
Second Floor Gross Rent:	Starting at \$5,500.00/Month + GST (includes heat & water)
Basement Gross Rent:	Starting at \$4,500.00/Month + GST (includes heat & water)
Heat:	Furnace
Lighting:	Mixed
Power:	TBC
Possession:	Immediate



PROPERTY HIGHLIGHTS

- Prime Location on Whyte Avenue – Join neighbouring businesses including BLAKBAR Tavern, Avila Arepa Venezuelan Kitchen, The Hexagon Board Game Café, Tops Liquor & More
- Two units available - lease separately or together
- Second Floor with make-up air
- Basement is open concept with built-out washrooms - ready for tenant build-out
- Tenant incentives negotiable
- Suitable for a wide variety of uses including personal services, cannabis retail, boutique retail, health services, office or cafe
- Front street paid parking & tandem parking behind building



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SECOND FLOOR HIGHLIGHTS

10762 82 Avenue, Edmonton

Properties features:



PARKING



HEAT



HIGH EXPOSURE



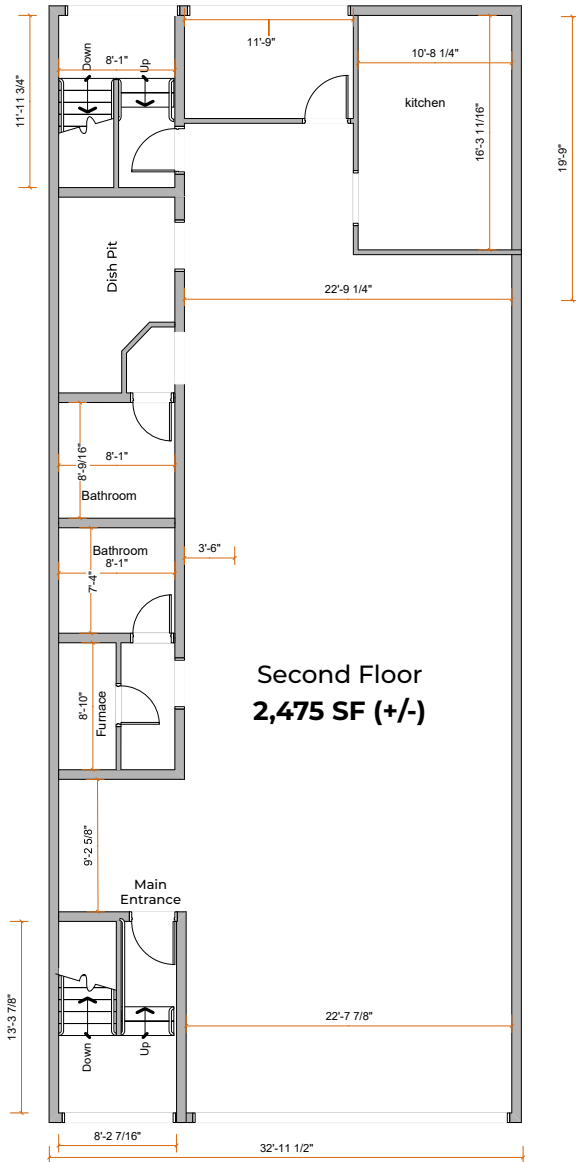
MOVE-IN READY



NEARBY AMENITIES

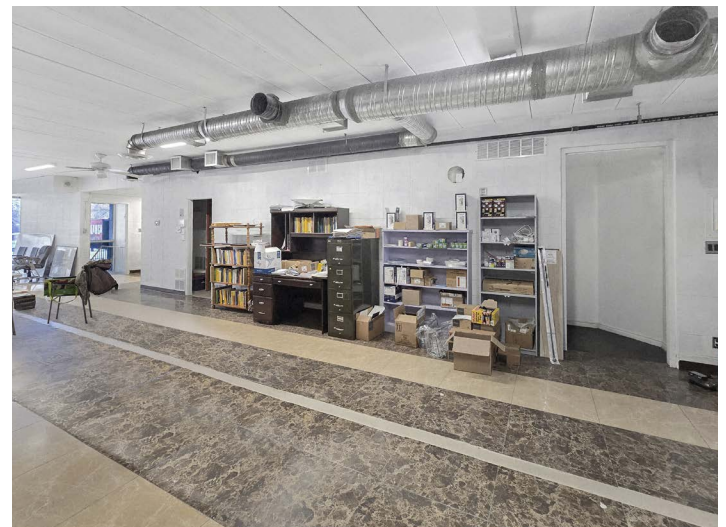
- Primarily open concept area with 2 washrooms, food prep room and separate dish pit room at the back with make-up air unit (no exhaust hood)
- Large windows overlooking Whyte Ave with lots of natural light
- Front and rear access to unit
- Tandem parking at back of building included
- Utilities separately metered

FLOOR PLAN:



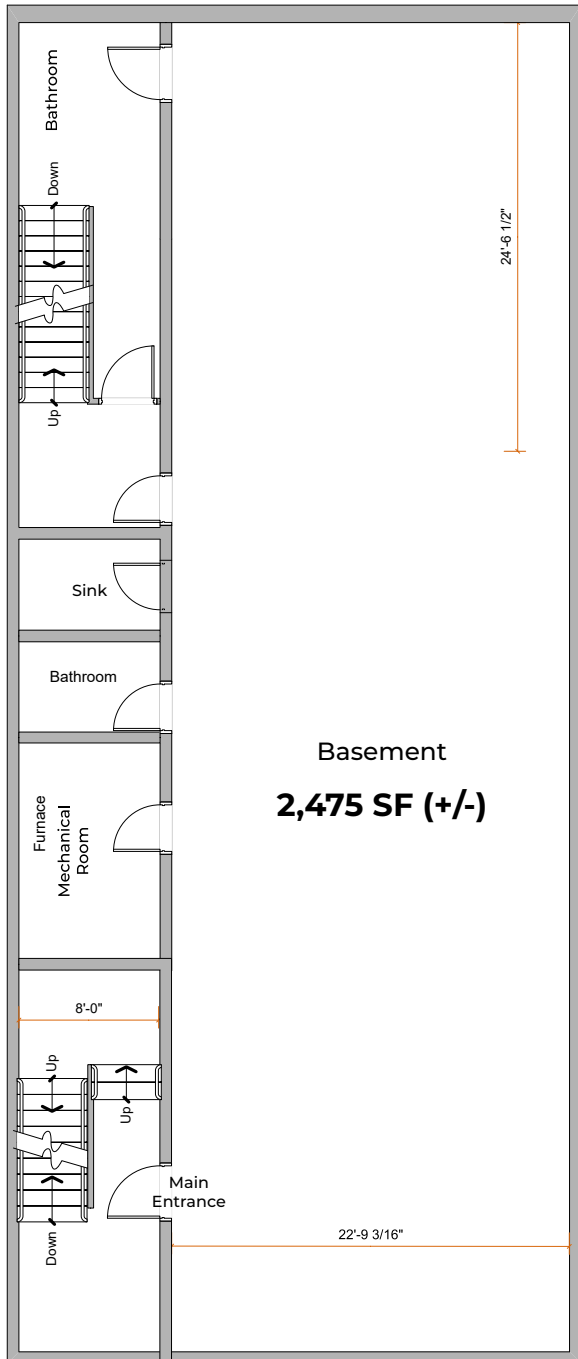
Second Floor
2,475 SF (+/-)

Whyte Avenue (82 Ave)

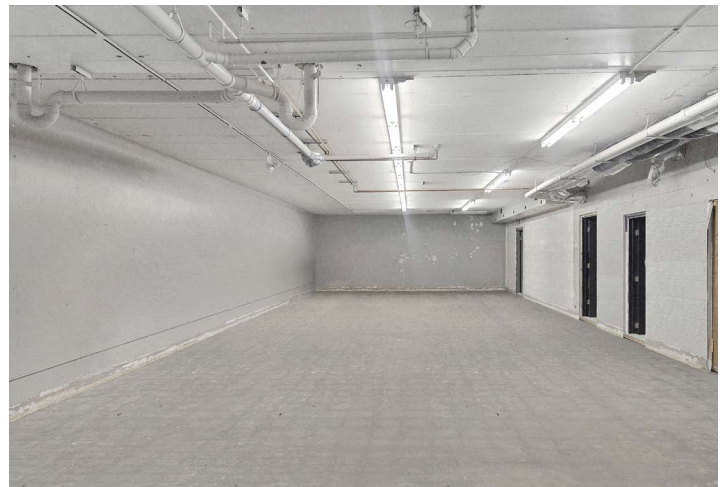


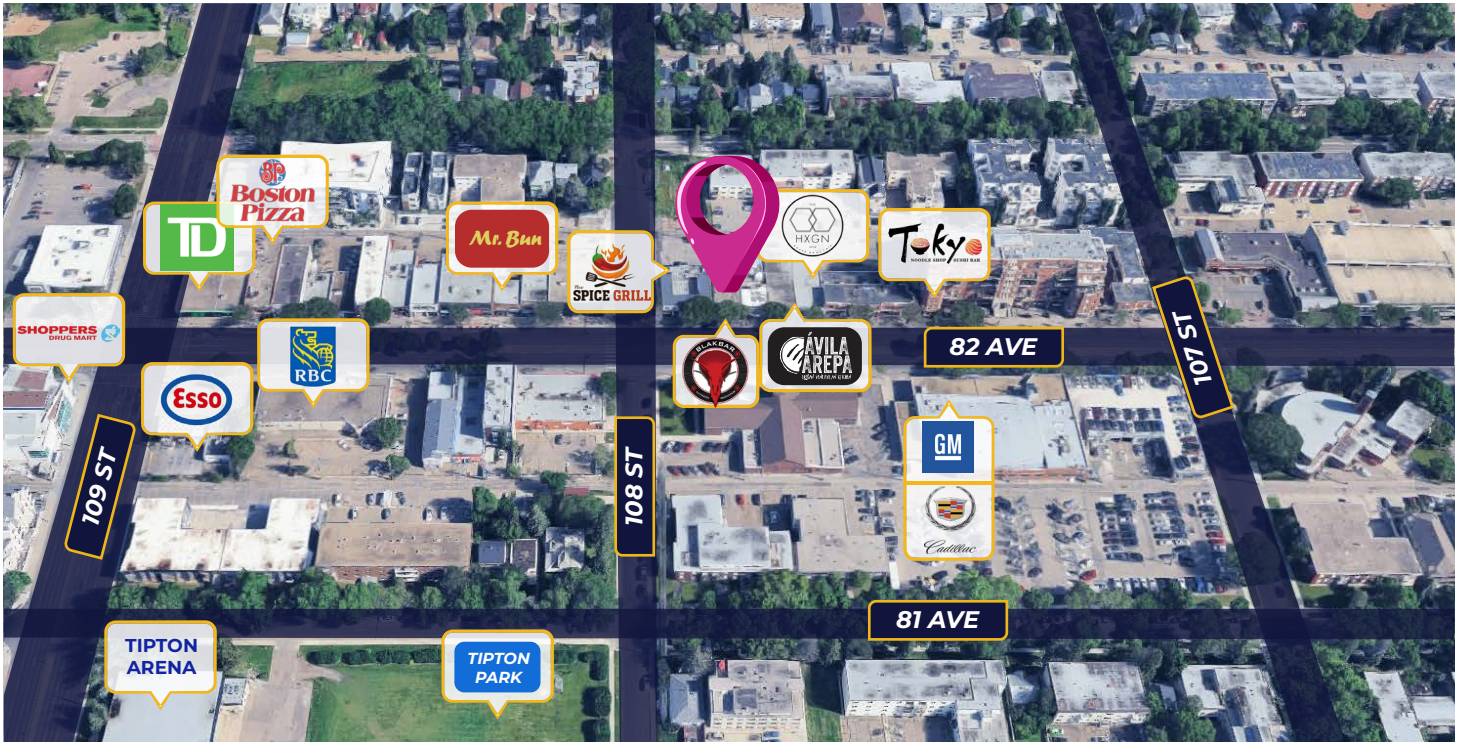
Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

FLOOR PLAN:



- Formerly a tattoo studio
- Most fixtures/build out removed except washrooms creating a blank canvas for a new business
- Front and rear access to unit
- Tandem parking at back of building
- Landlord's Work / TI Allowance / Free Rent Negotiable
- Utilities separately metered





- Located in Whyte Avenue / 82 Avenue the major retail and business strip, full of shops, boutiques, cafés, bars and restaurants with good access to transit, pedestrian-friendly streets, and nearby services (shops, entertainment, potentially student population due to proximity to central parts).
- Close proximity to Gateway Boulevard & Calgary Trail (104 Street / Hwy 2) major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport



**AREA
POPULATION**
(within 5kms)

- 190,813 Residents
- 305,899 Daytime Population
- 2.7% Annual Growth (2023-2028)



**AREA
INCOME**
(within 5kms)

Average household
income: \$98,466



**VEHICLES
PER DAY**

Whyte Avenue: 26,500



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