

# FOR SALE/LEASE

The Princess Theatre

10337 Whyte Avenue  
Edmonton, AB



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*Commercial*

MaxWell Polaris

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED



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## The Princess Theatre

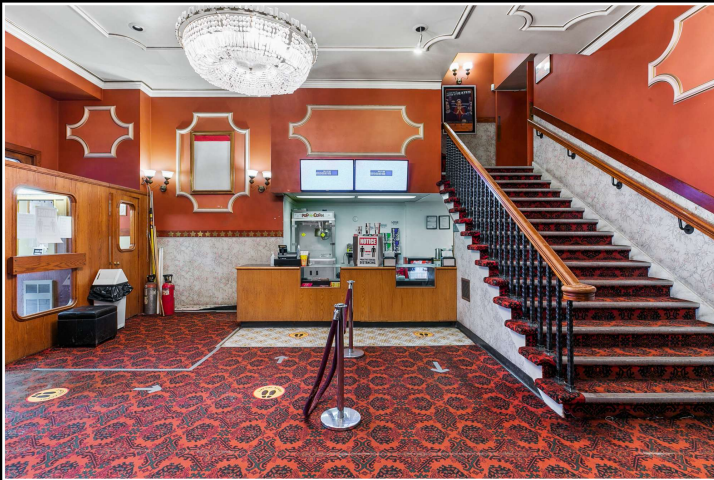
10337 Whyte Avenue  
Edmonton, AB

- Built in 1914 by John McKernan
- Oldest Surviving Theatre in Edmonton
- Provincial Historic Site

- First Marble-Faced Building in Western Canada
- Two Theatres: 360 & 90 Seats
- Equipment Included

[Click for Drone Video](#)

[Click for Additional Photos](#)



Lobby



Princess Theatre



Balcony Seating



Princess II

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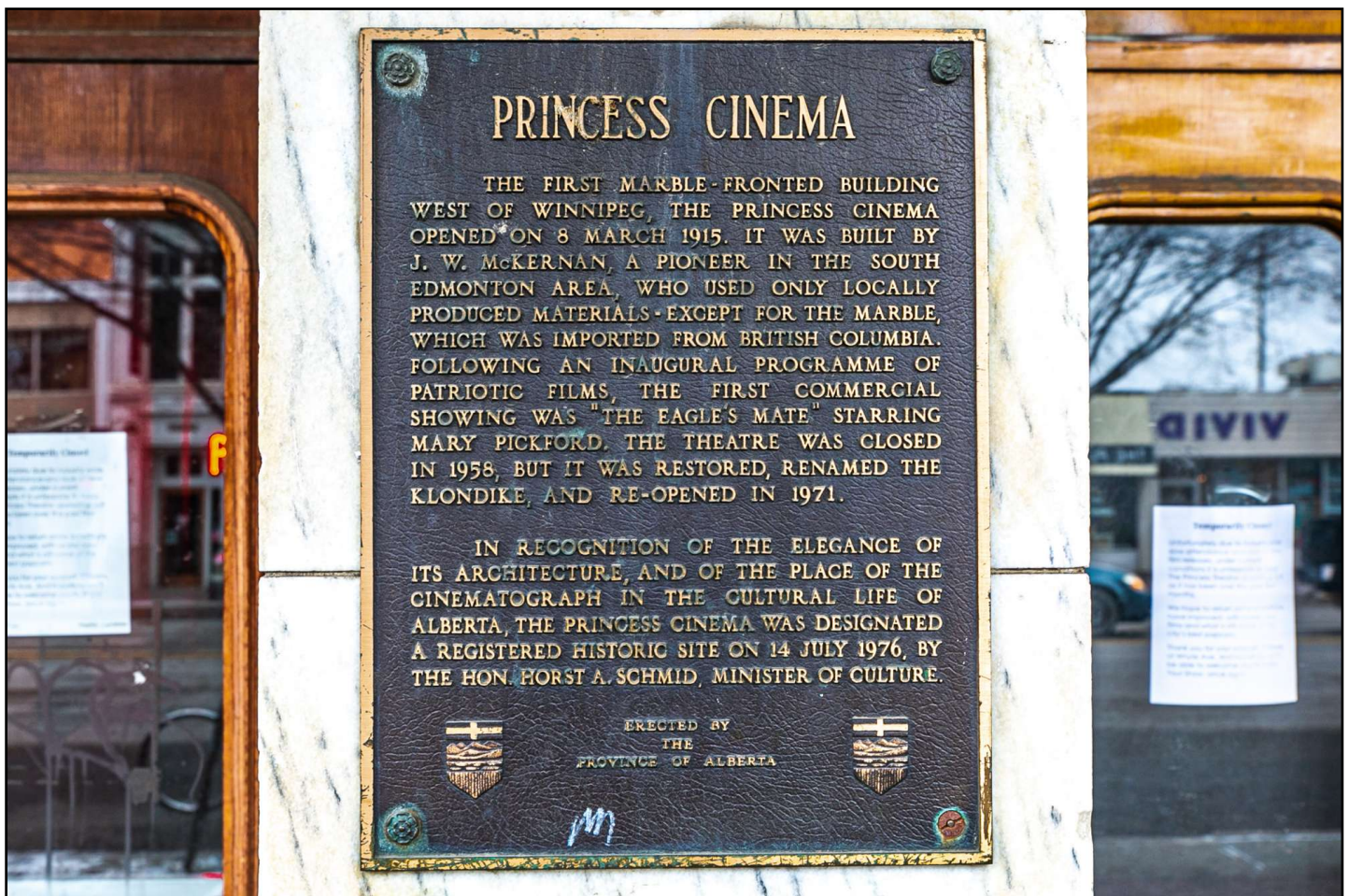


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LEASE RATE	\$15	SIZE	Leasable: 9,680 SF +/-
SALE PRICE	<del>\$3,100,000</del> \$2,700,000		Total with Undeveloped 3rd Floor: 14,270 SF +/-
OP COSTS (2023)	\$4.75 PSF Taxes, Insurance, Management Only	SIGNAGE	Building and Marquee Signage
TI ALLOWANCE	Negotiable	USE	Preference for Similar Use Basement Can be Leased Separately
POSSESSION	Negotiable	TERM	5 - 10 Years



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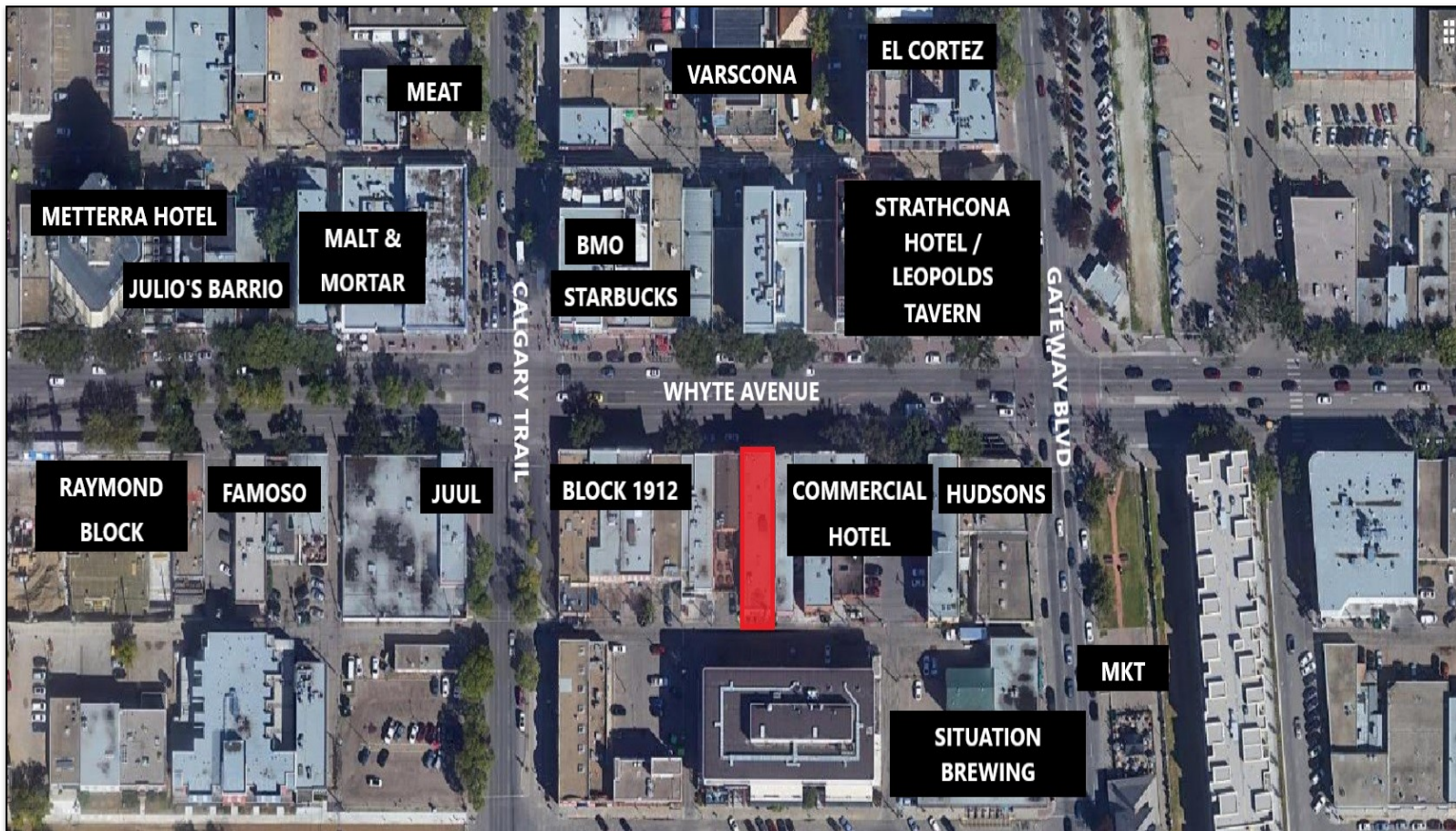
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