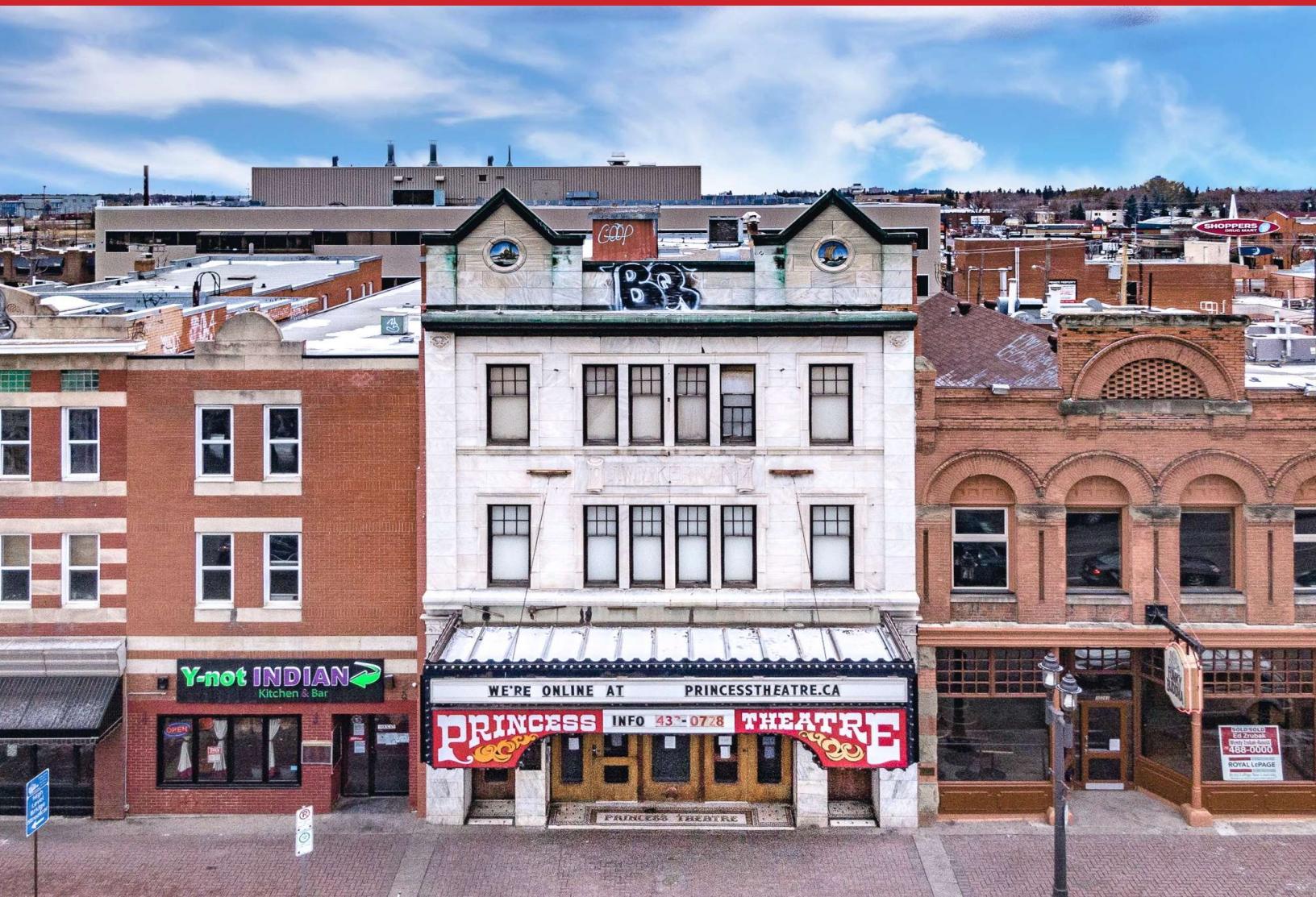


# FOR SALE/LEASE

The Princess Theatre

10337 Whyte Avenue

Edmonton, AB



**Ian Fletcher**

(780) 913-4663

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**Robert Halpern**

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(780) 450-6300

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*Commercial*

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# FOR SALE/LEASE

## The Princess Theatre

10337 Whyte Avenue

Edmonton, AB

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

[Click for Drone Video](#)

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

[Click for Additional Photos](#)



Lobby



Princess Theatre



Balcony Seating



Princess II

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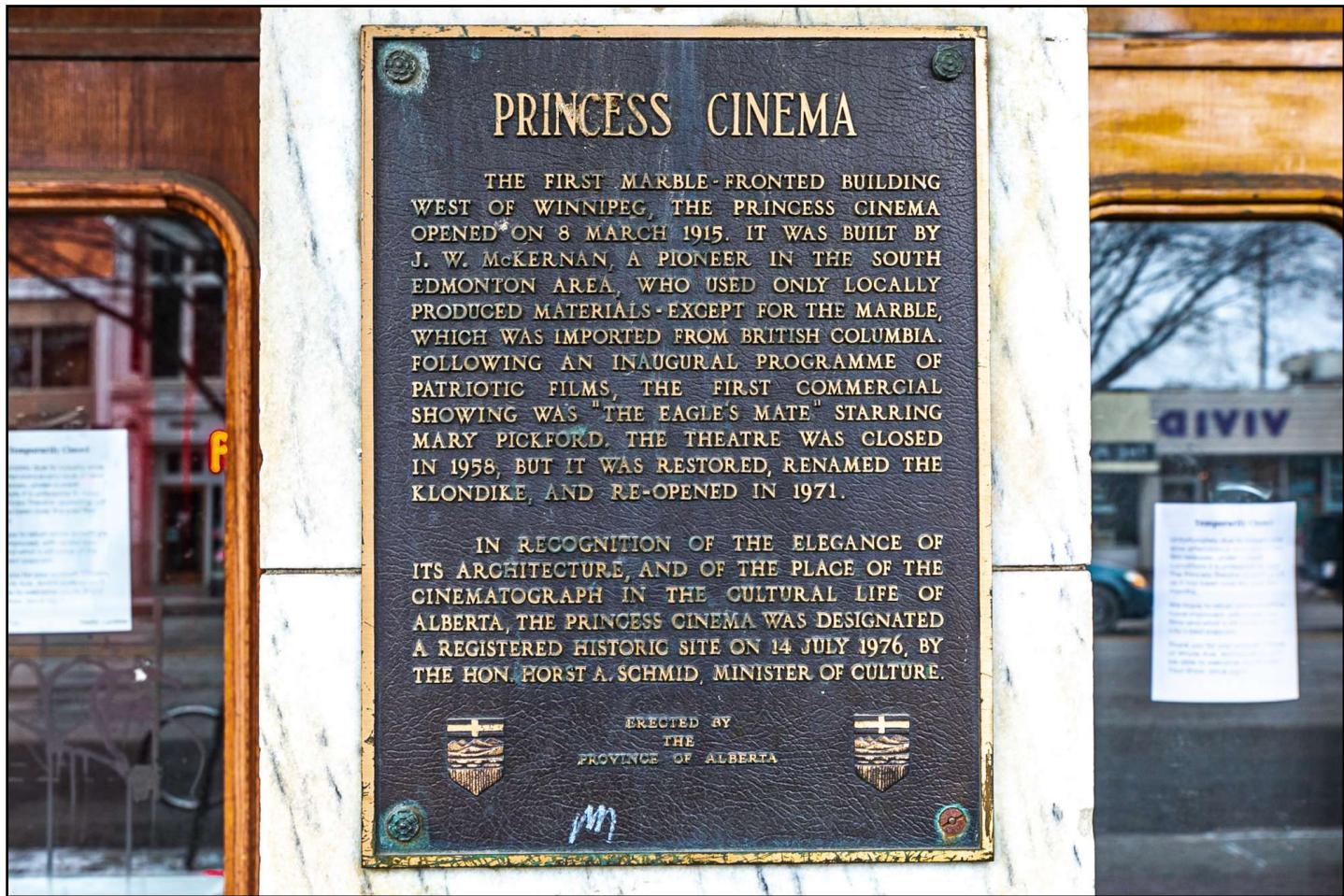
## The Princess Theatre

10337 Whyte Avenue

Edmonton, AB

LEASE RATE	\$15
SALE PRICE	\$3,100,000
	\$2,700,000
OP COSTS (2023)	\$4.75 PSF Taxes, Insurance, Management Only
TI ALLOWANCE	Negotiable
POSSESSION	Negotiable

SIZE	Leasable: 9,680 SF +/- Total with Undeveloped 3rd Floor: 14,270 SF +/-
SIGNAGE	Building and Marquee Signage
USE	Preference for Similar Use Basement Can be Leased Separately
TERM	5 - 10 Years



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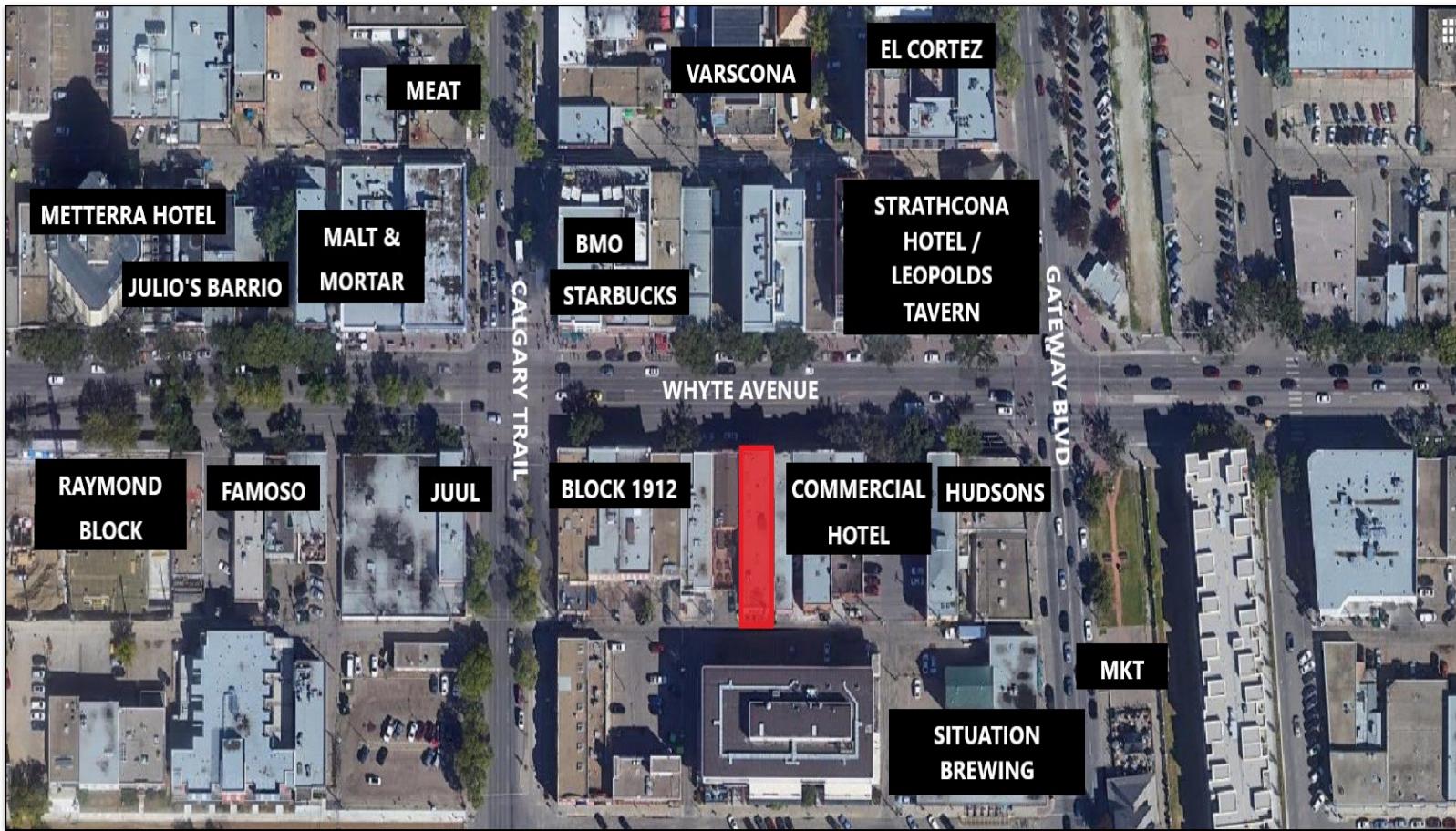
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