

FOR SALE/LEASE

The Princess Theatre

10337 Whyte Avenue
Edmonton, AB



Ian Fletcher

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Commercial

MaxWell Polaris

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

FOR SALE/LEASE

The Princess Theatre

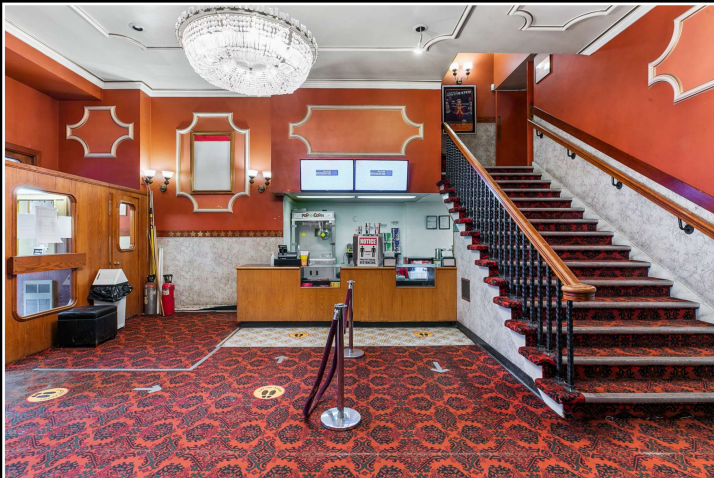
10337 Whyte Avenue
Edmonton, AB

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

- 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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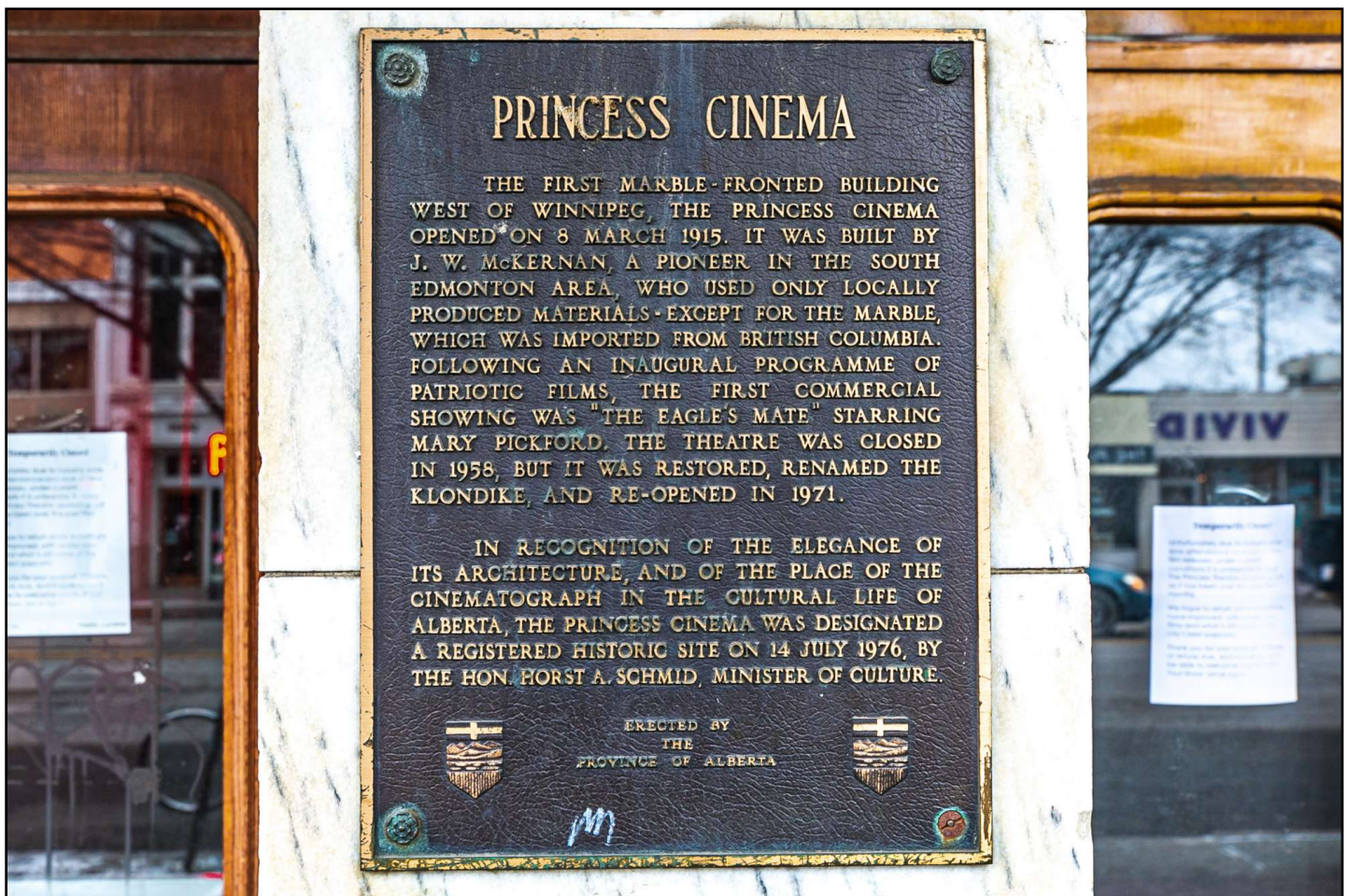
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LEASE RATE	Market	SIZE	Leasable: 9,680 SF +/-
SALE PRICE	\$3,500,000 \$3,100,000		Total with Undeveloped 3rd Floor: 14,270 SF +/-
OP COSTS (2022)	\$3.72 PSF Taxes, Insurance, Management Only	SIGNAGE	Building and Marquee Signage
TI ALLOWANCE	Negotiable	USE	Preference for Similar Use Basement Can be Leased Separately
POSSESSION	Negotiable	TERM	5 - 10 Years



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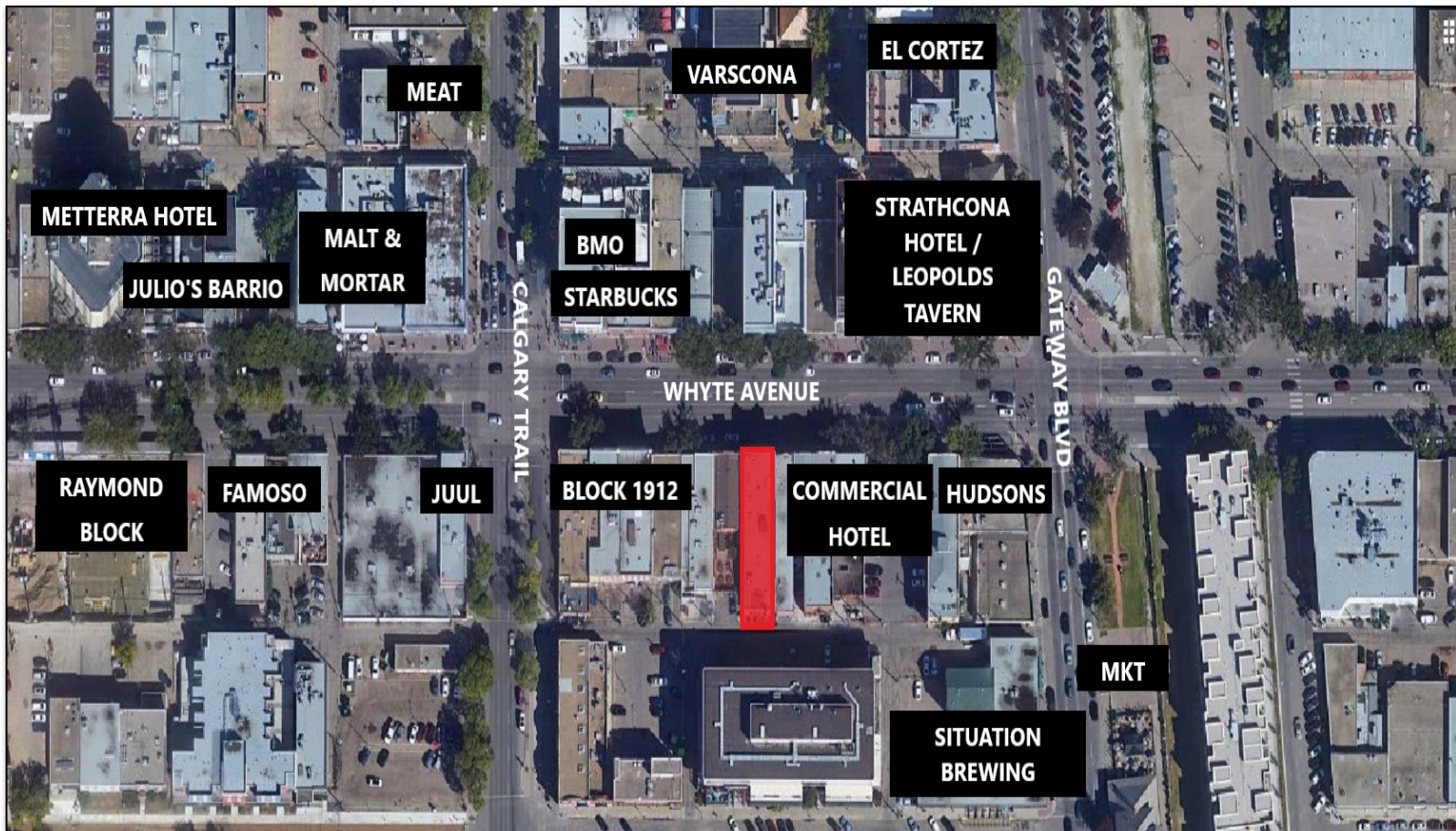
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