

FOR LEASE

± 2,157 SF



PRIME WHYTE AVE LOCATION

10011 82 Avenue NW, Edmonton, Alberta

SECOND FLOOR SPACE!

RE/MAX Excellence Commercial Division is pleased to present a **versatile opportunity** located off Whyte Avenue in the heart of Old Strathcona — one of Edmonton's most vibrant and walkable districts.

Positioned in a high-visibility location on 82 Avenue, this property offers unmatched exposure to steady foot traffic and is surrounded by unique boutiques, cafés, and eateries, making it an exceptional location for businesses seeking both visibility and community presence.

Ideal for a range of uses, the space suits **wellness-oriented** businesses such as yoga or Pilates studios, massage therapy, or counselling.

Creative or retail uses like a record shop, art gallery, photography studio, or barber shop.

It is also well-positioned for professional **services and office users**, including architects, engineers, or tutors seeking a central and inspiring location.



[View On Street](#)



[View On Maps](#)

RE/MAX
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RE/MAX EXCELLENCE
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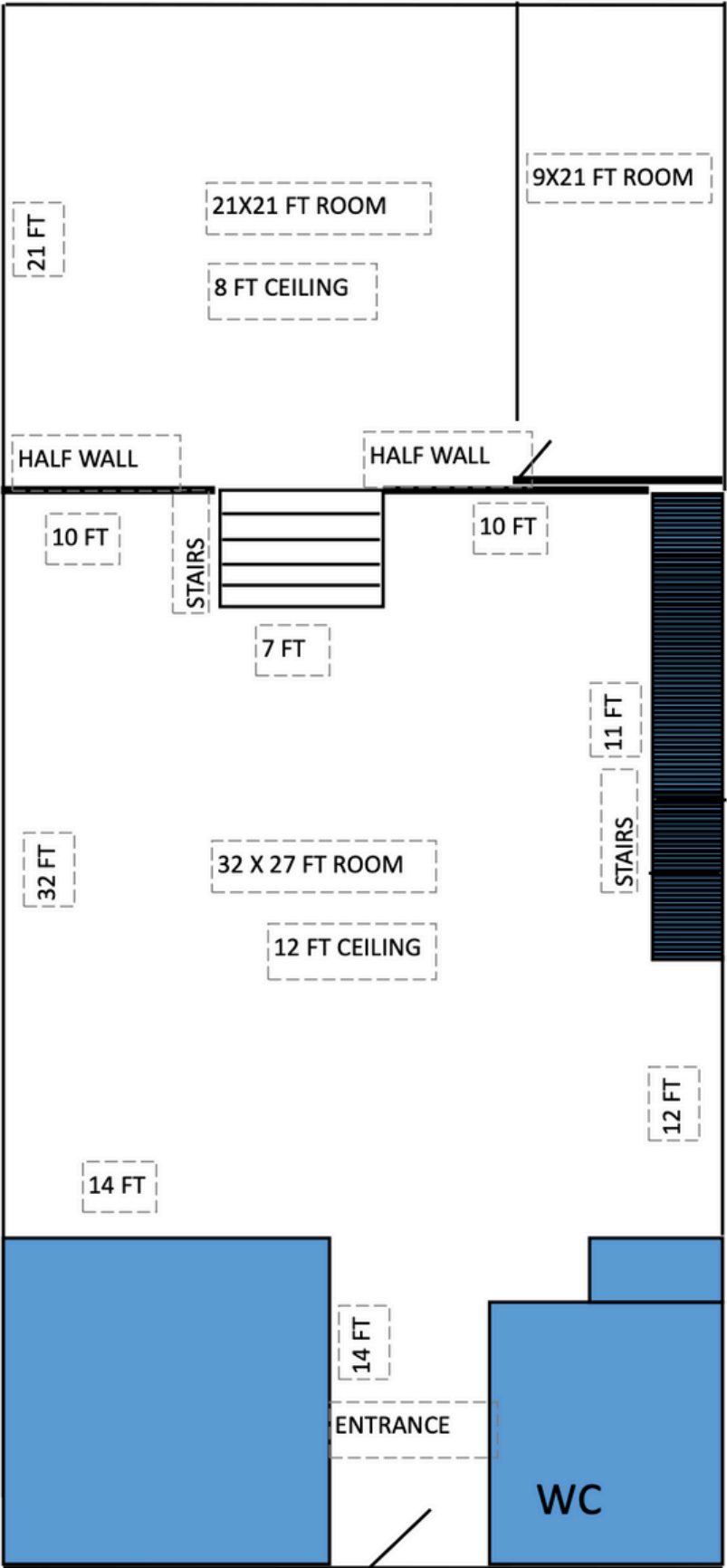
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PROPERTY DETAILS

Address	10011 82 Avenue NW
Legal Address	Plan 1, Block 59, Lot 13
Size	± 2,157 SF
Lease Rate	\$16.00 PSF
Operating Costs	\$9.47 PSF Includes power, water, heat and condo fees
Zoning	(MU) Mixed Use
Parking	Scramble Street Parking
Possession	Immediate/Negotiable



FLOOR PLAN



River Valley
Walterdale

Mill Ravine
Creek North

Strathcona

South Central
Edmonton

GATEWAY BLVD

99 STREET NW

82 AVENUE NW

Ritchie

Strathcona
Junction

CONTACT:

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