

# FOR LEASE

±2,164-2,917 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10336 82 Ave, Edmonton, AB

## WHYTE AVENUE OPPORTUNITY

### Property Highlights

**Main Floor** ±1,996 Sq. Ft. plus gross up to ±2,164 Sq. Ft.

- Highly visible small retail space benefiting from strong pedestrian traffic.
- Direct exposure to Whyte Ave, access through the back onto a block with alley retailers
- Strong block with high-end retailers

**2nd Floor** \*can be demised up to ±2,917 Sq. Ft.

- Versatile shell-space well-suited for service-based business.
- Ideal for dance studios, fitness studio, yoga, and various professional and financial services

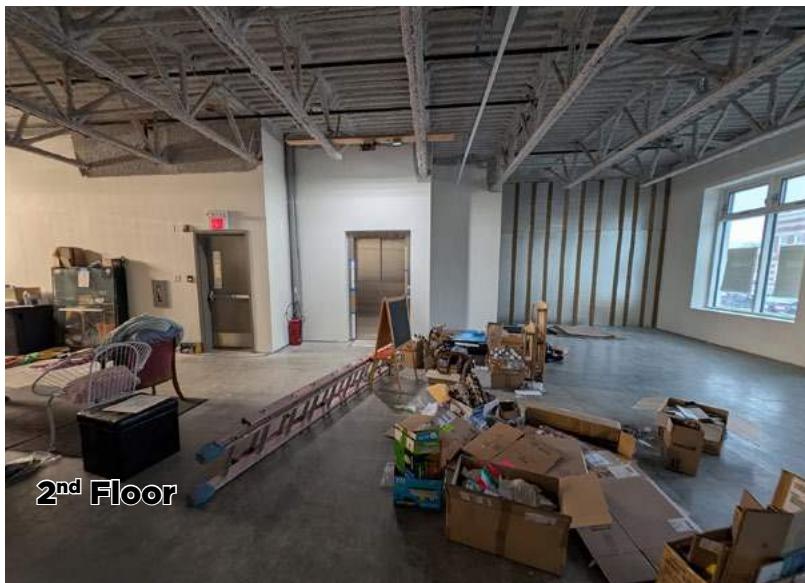
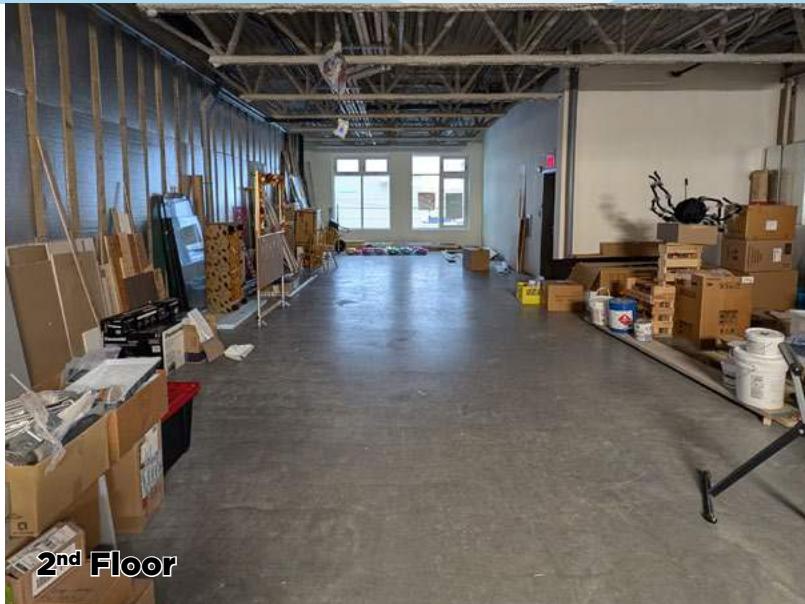
**3rd Floor** ±2,917 Sq. Ft.

- Turnkey, fully built-out dental office with 6 existing operatories and infrastructure in place for 2 additional operatories. Space is move-in ready; equipment and chattels available for purchase separately.
- Office, reception, sterilization area, high-end air filters

# FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**3rd Floor**



# FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

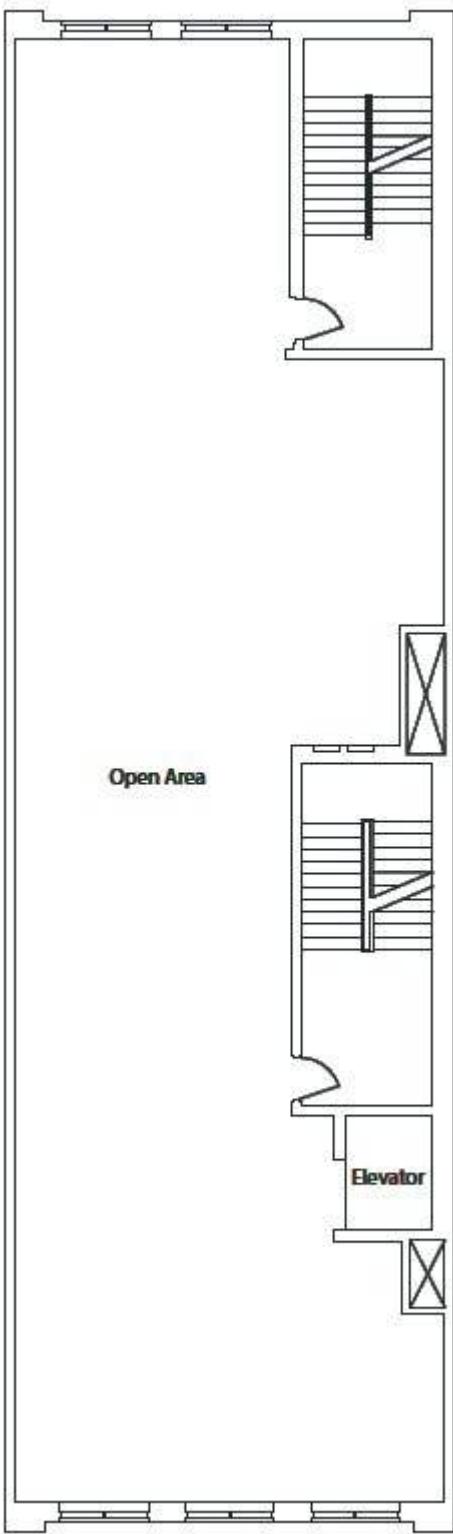
## Floor Plans



SECOND-FLOOR  
**SHELL SPACE**

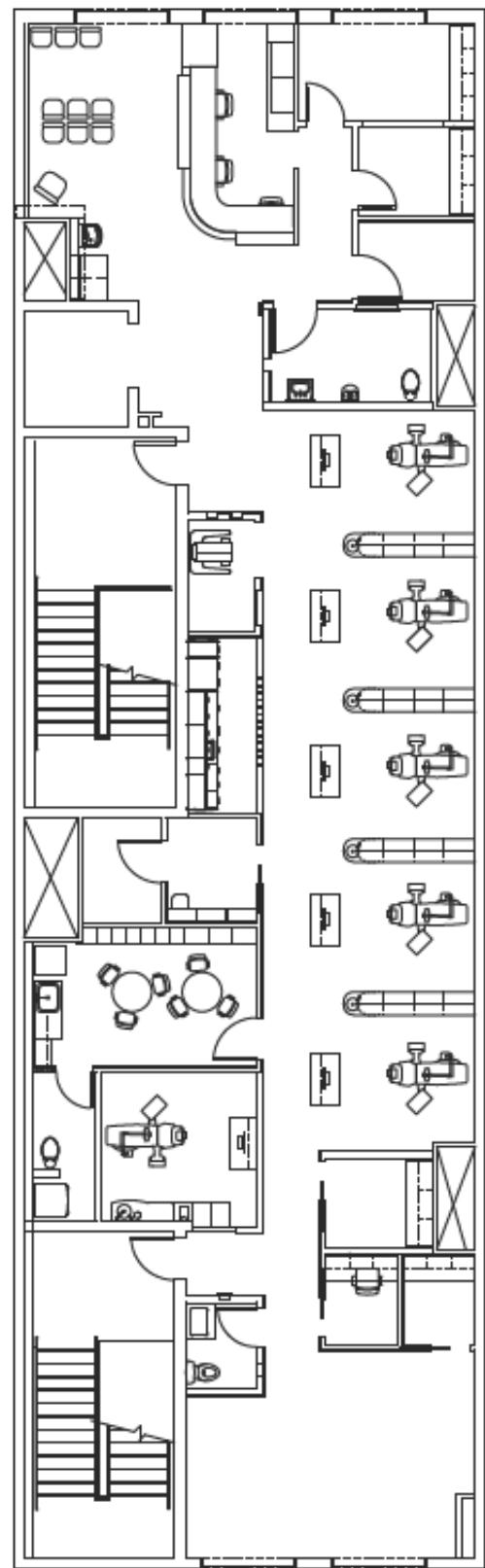


Virtual Tour



Virtual Tour

THIRD-FLOOR  
**DENTAL OFFICE SPACE**



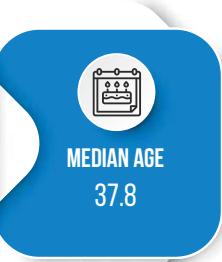
# FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



## Demographics within 5KM



# FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

## Property Information

**Municipal Address:** 10336 82 Ave, Edmonton, AB

**Legal Address:** Plan I, Block 68, Lot 8

**Size:** **1<sup>st</sup> Floor:** ±2,164 Sq. Ft.

**2<sup>nd</sup> Floor:** ±2,917 Sq. Ft.

**3<sup>rd</sup> Floor:** ±2,917 Sq. Ft.

**Zoning:** DC1

**Parking:** Street Parking

**Possession:** Immediate/negotiable

**\$\$\$**

**1<sup>st</sup> Floor:** 24.50/Sq. Ft.

**Lease Rate:** **2<sup>nd</sup> Floor:** 12.50/Sq. Ft.

**3<sup>rd</sup> Floor:** Contact Associate

**Op Costs:** \$19.95/Sq. Ft.

## Contact

**Chuck Clubine**

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizottterealestate.com

**Tom Dean**

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizottterealestate.com

**James Estayo**

Unlicensed Assistant

Direct: 780.784.6556

james@lizottterealestate.com

