

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

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Whyte Ave Opportunity - Retail & Dental Spaces

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Main Floor



2nd Floor



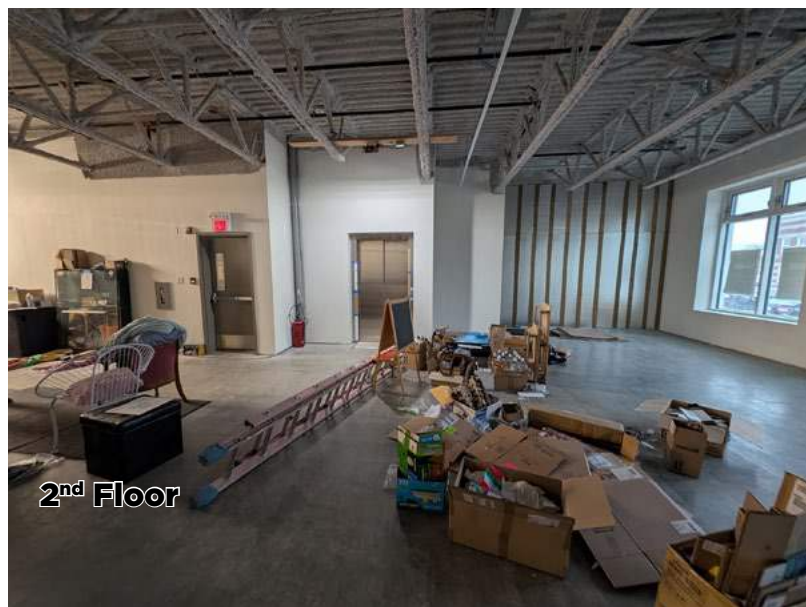
Main Floor



2nd Floor



Main Floor



2nd Floor

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3rd Floor



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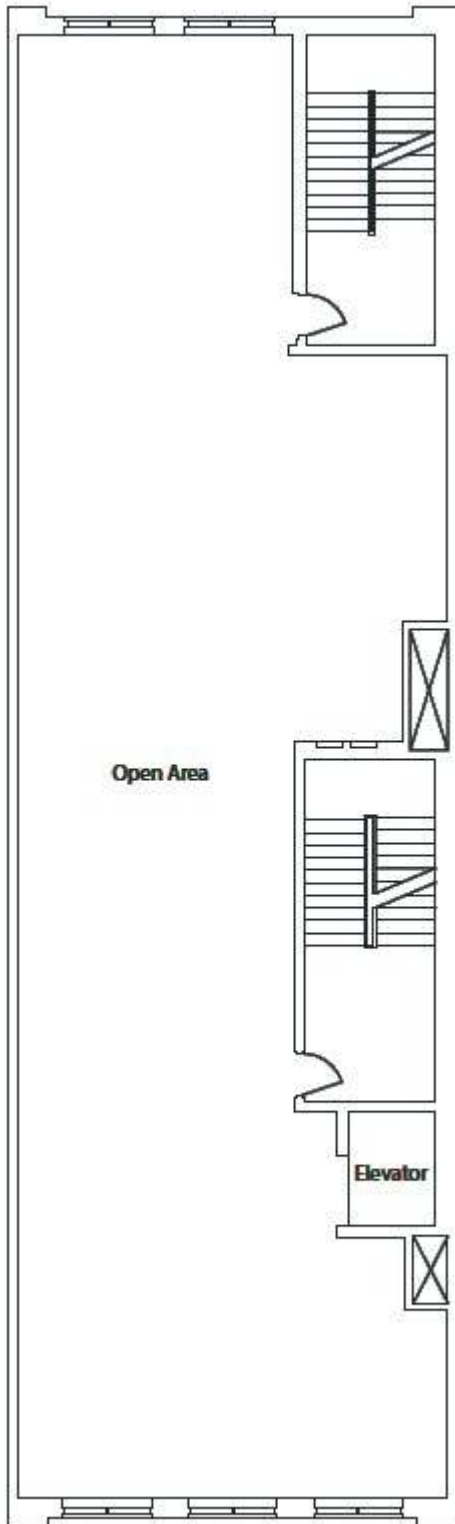
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Floor Plans



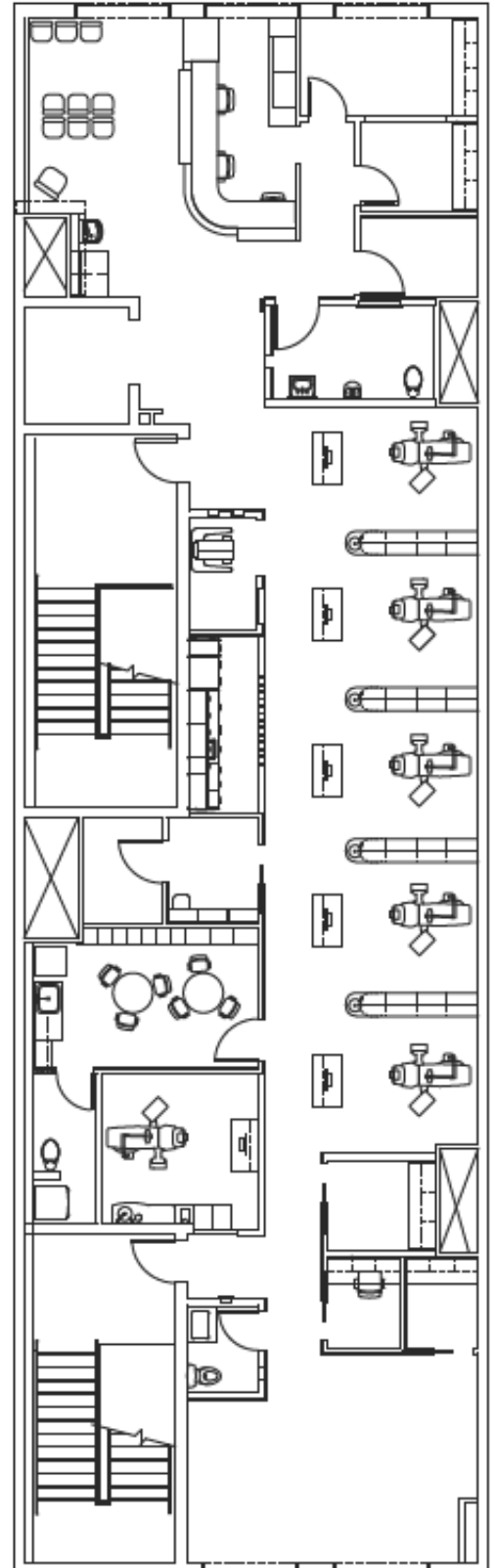
SECOND-FLOOR
SHELL SPACE

Virtual Tour



Virtual Tour

THIRD-FLOOR
DENTAL OFFICE SPACE



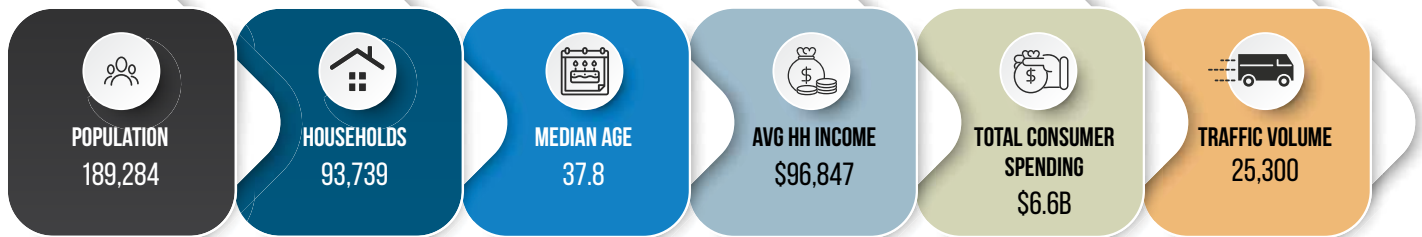
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Demographics within 5KM



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Property Information

Municipal Address: 10336 82 Ave, Edmonton, AB

Legal Address: Plan I, Block 68. Lot 8

Size: **1st Floor:** ±2,164 Sq. Ft.
2nd Floor: ±2,917 Sq. Ft.
3rd Floor: ±2,917 Sq. Ft.

Zoning: DC1

Parking: Street Parking

Possession: Immediate/negotiable

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1st Floor: 24.50/Sq. Ft.

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

3rd Floor: Contact Associate

Op Costs: \$19.95/Sq. Ft.

Contact

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