

# SALE/LEASE

±4,400 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**10760 82 Avenue, Edmonton, AB**

## WHYTE AVE RETAIL BUILDING

### Property Highlights

- ±3,200 Sq. Ft. of main floor retail space fronting Whyte Avenue
- ±1,200 Sq. Ft. second floor residential unit
- Main floor is currently demised into two ±1,600 SF units
- Hood and makeup air are in place in the west unit
- 5 Blocks from the U of A
- Heavy daytime traffic
- 4 tandem stalls in the back (8 stalls)
- Fantastic signage opportunity



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



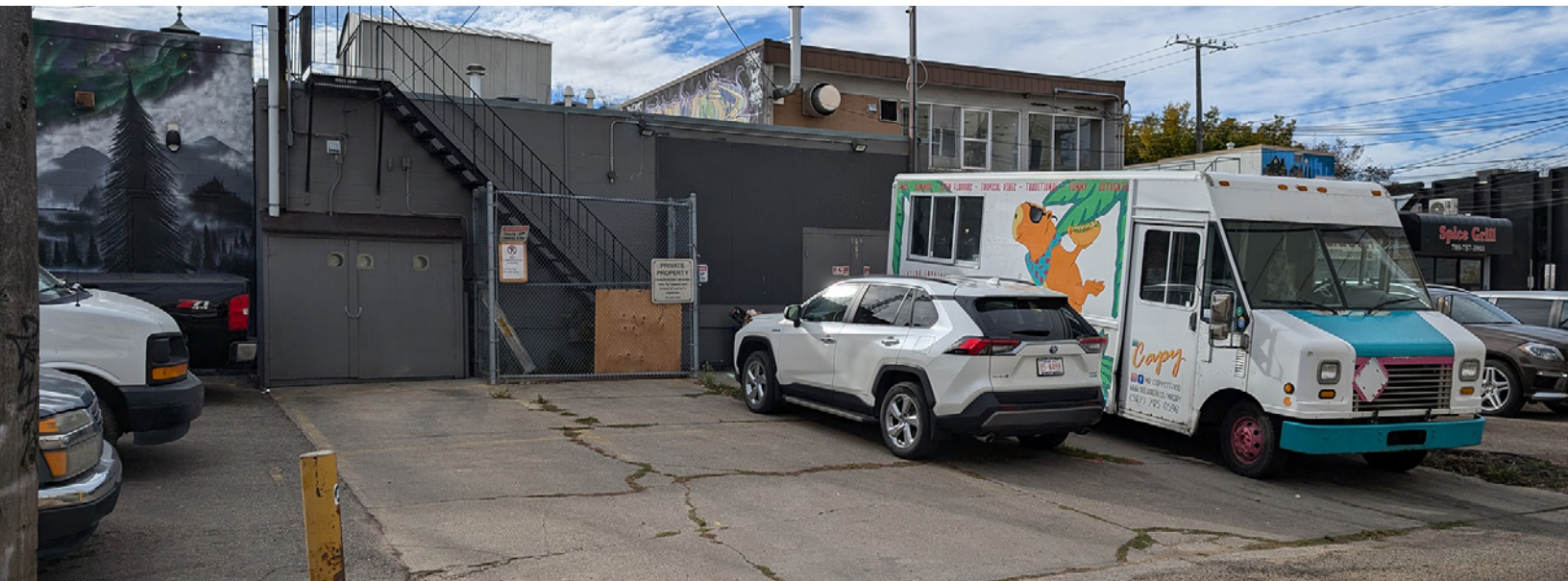
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## Whyte Ave Retail Building

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## Whyte Ave Retail Building

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### Property Information

**Municipal Address:** 10760 82 Avenue, Edmonton, AB

**Building Size:** Main  $\pm 3,200$  SF (2  $\pm 1,600$  SF Units)  
**Second-floor**  $\pm 1,200$  SF  
**Total**  $\pm 4,400$  SF

**Available Space:** Main  $\pm 1,600$  SF Unit  
**Second-floor**  $\pm 1,200$  SF \*\*March 2026

**Zoning:** MU

**Parking:** 4x Tandem stalls (8)

**Possession:** Immediate

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**Purchase Price:** \$1,799,950.00

**Lease Rate:** \$35.00/Sq. Ft.

**Op Costs:** \$10.00/Sq. Ft.

### Contact

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### Demographics within 5KM

