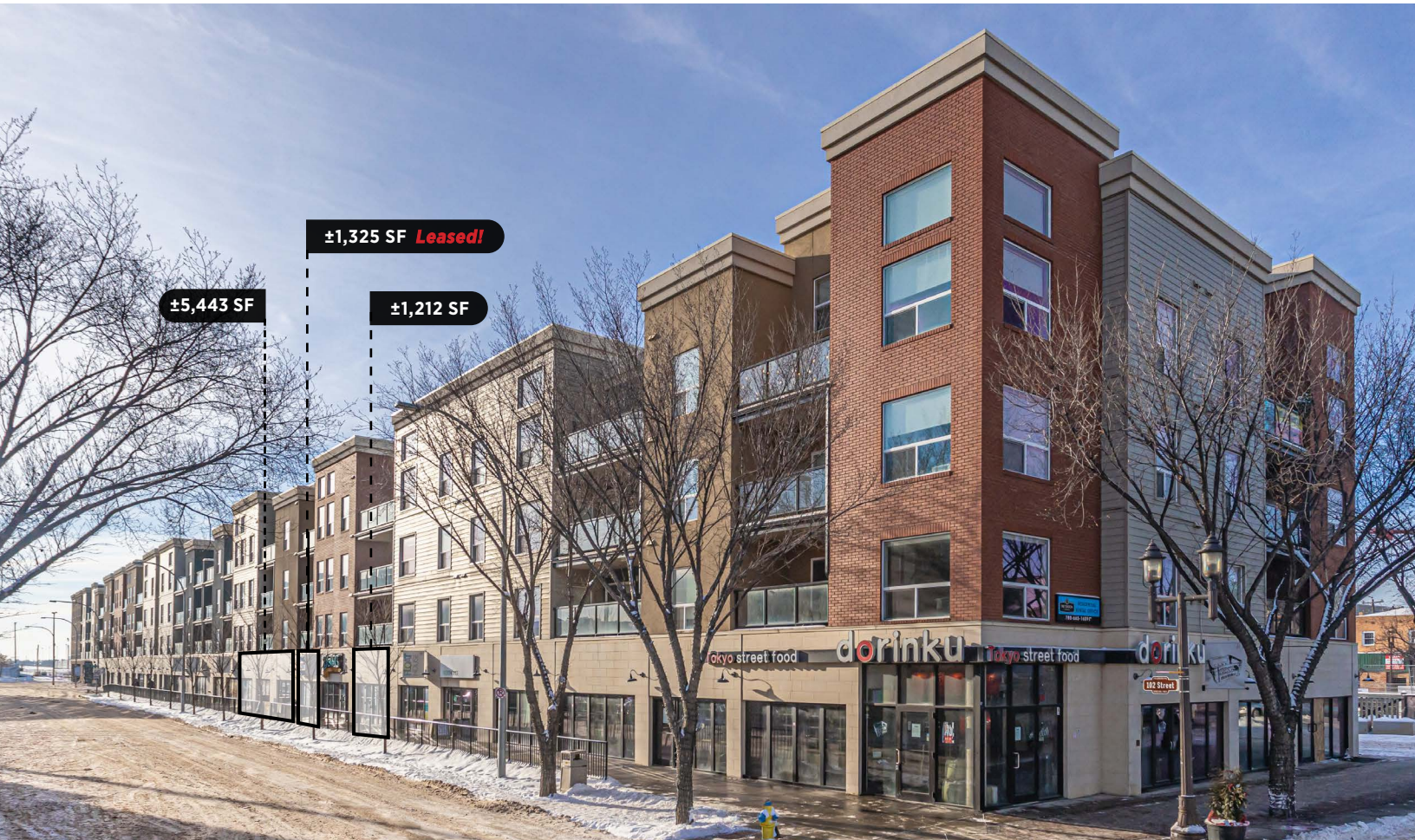


FOR LEASE

RETAIL BAYS AT STATION ON WHYTE



8140 - 102 STREET | EDMONTON, ALBERTA

TENANT INCENTIVES AVAILABLE FOR 5,443 SF

Welcome to an incredible lease opportunity nestled in the heart of Whyte Avenue.

Located within a multi-residential building featuring vibrant retail on the main level, the $\pm 5,443$ SF and $\pm 1,212$ SF spaces provide exceptional opportunities to elevate your business

This versatile space is ideally suited for a variety of businesses, including but not limited to a nail salon, florist or professional services.

With a prime location, favourable rent terms, and a host of amenities, this lease presents the perfect canvas for your entrepreneurial aspirations.



Seeking to occupy Bays 3, 4, and 5, comprising up to $\pm 5,443$ SF, for use as a daycare, out-of-school care (OSC), or preschool facility

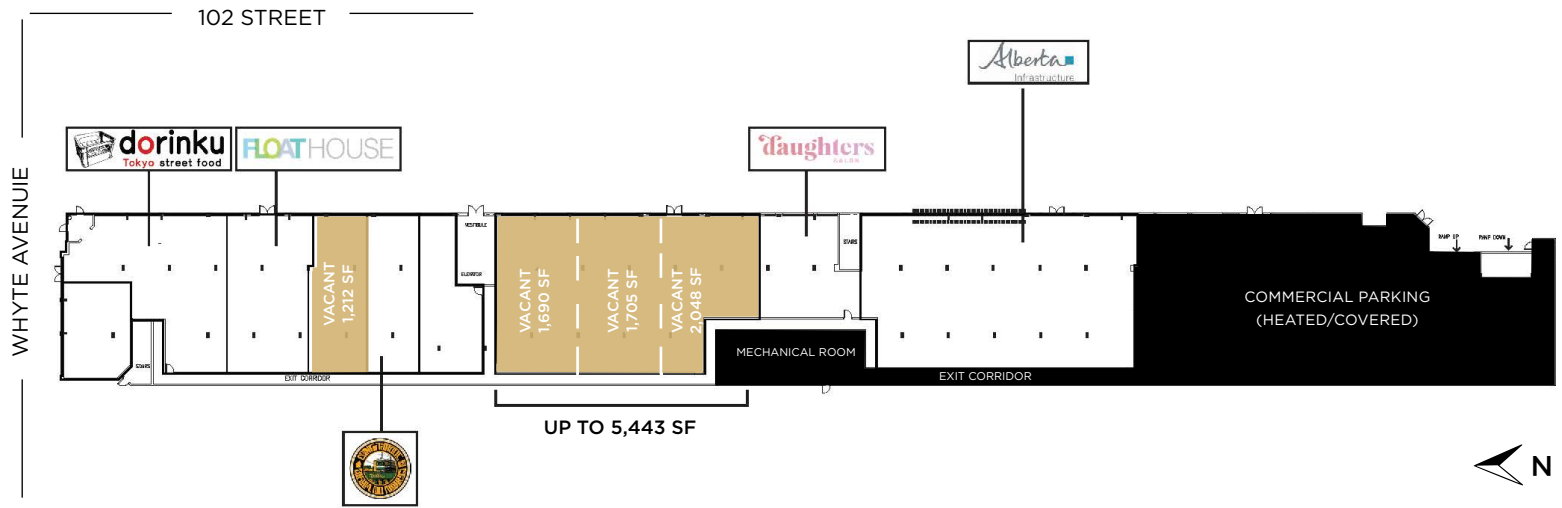
Nicole Wells, Associate
Retail Sales & Leasing
780 220 6154 | nicole@hcrgroup.ca



HUGHES
COMMERCIAL
REALTY GROUP

hcrgroup.ca

FOR LEASE | RETAIL BAYS AT STATION ON WHYTE



MUNICIPAL ADDRESS

8140 - 102 Street | Edmonton, Alberta

LEGAL DESCRIPTION

Plan 0521161, Block L, Lot 4

AVAILABLE SIZES

Bay 1 ± 1,212 SF
Bay 2 ± 1,325 SF *Leased*

Bay 3 ± 1,690 SF
Bay 4 ± 1,705 SF
Bay 5 ± 2,048 SF
Bay 3-5 Total Up to ± 5,443 SF

PARKING

Underground stalls included at standard parking rates

ZONING

DC1 - Direct Development Control

FINANCIAL DETAILS

LEASE TERM
5 years

BASE RENT
Please contact the Listing Agent

OPERATING COSTS
\$12.47 PSF (2024 BUDGET)



CLICK FOR
CURRENT
DC1 USES

IDEAL USES



Professional
Services



Health &
Beauty



Boutique
Retail



Liquor
Store

Spaces: Are ready for Tenant fixturing.

Landlord: Incentives available at favourable rates.

Bonus: Take advantage of a fully leased multi-residential building.

5-10 Years Lease: Secure your business's future with a stable, long-term lease arrangement, providing peace of mind and continuity.

Favourable Rent: Benefit from competitive rental rates, ensuring that your overhead costs remain manageable, allowing you to focus on growing your business.

Operational Costs: With operational costs set at \$12.47 PSF, enjoy cost-effectiveness without compromising on quality or service.

Parking Convenience: A dedicated underground parking stall provides added convenience for both you and your clientele, ensuring easy access to your establishment.

Non-Food Uses: Spaces are not suitable for restaurants.

FOR LEASE | RETAIL BAYS AT STATION ON WHYTE



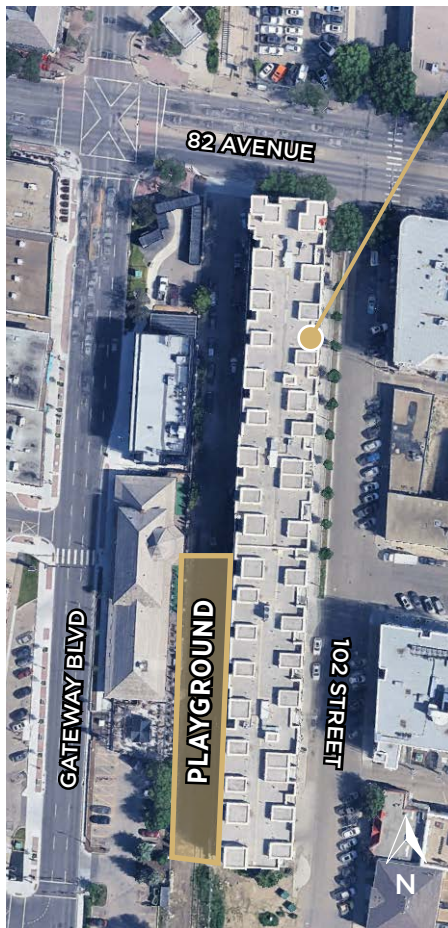
BAY 1 | $\pm 1,212$ SF

LIGHTING	Electrical and track throughout
WASHROOM	Built-in
HVAC	Newly installed
PAINT	Freshly added



BAY 2 | $\pm 1,325$ SF **LEASED!**

LANDLORD	To remove fixtures
WASHROOM	Built-in
HIGHLIGHTS	Former IDA unit, improvements in space



BAY 3, 4 & 5

UNITS: Are in shell condition ready for Tenants

AVAILABLE SIZES

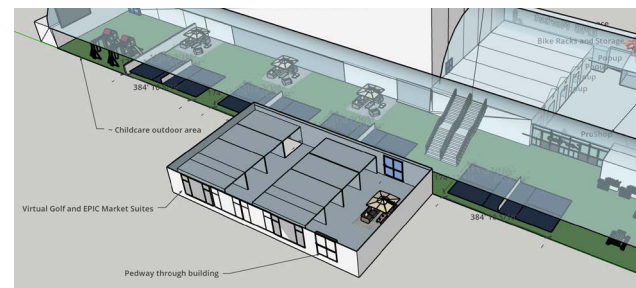
Bay 3	$\pm 1,690$ SF
Bay 4	$\pm 1,705$ SF
Bay 5	$\pm 2,048$ SF
Total size	$\pm 5,443$ SF

PARKING

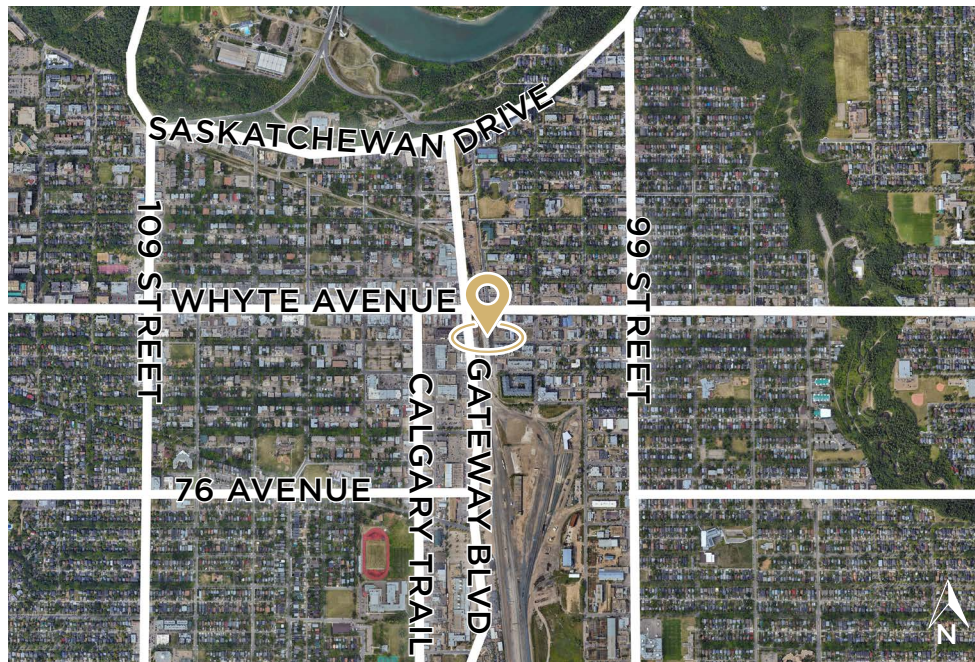
Up to 10 underground parking stalls available, with additional pick-up/drop-off access in the loading zone before 9AM and after 3:30PM

IDEAL USE

Units proposed for daycare, OSC or preschool. Proposed playground located in the rear of the building.



FOR LEASE | RETAIL BAYS AT STATION ON WHYTE



NEIGHBOURHOOD
POPULATION
(5 KM | 2023)

188,803

5-YEAR GROWTH
FORECAST
(5 KM | 2023)

2.7%

AVERAGE
HOUSEHOLD
INCOME
(5 KM | 2023)

\$93,501

TRAFFIC COUNTS
GATEWAY BLVD N
& 82 AVENUE E

27,520+

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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