





10505 82 Avenue, Edmonton

Lower Level Retail/Hospitality



PROPERTY DETAILS

Address:	10505 82 Avenue, Edmonton
Legal:	Block 63, Lot 1 - 3, Plan 1
Zoning:	Mixed-use
Building Size	17,412 SF (+/-)
Basement Floor:	4,592 SF (+/-)
Base Rent:	\$16.00 /SF
Op. Costs:	\$13.90 /SF (estimate)
Utilities:	Tenant Responsibility
Possession:	Immediate
Ceiling Height:	10' 7" to beam (TBV)
Elevator:	Yes
Sprinklered:	Yes
Heat:	Boiler & RTUs



PROPERTY HIGHLIGHTS

- Located in the heart of Whyte Avenue, this lower-level character space was formerly occupied by Squires Pub and Social Hall – a popular Whyte Ave destination in its time
- Boasting with historical character including red brick walls and skylight windows to Whyte Avenue, the old fixtures have been removed leaving great opportunity for a new concept to make it their own
- Other tenants include Daisy's Saloon (Edmonton's newest country bar) on the second floor and Chianti Café & Restaurant on the main floor
- Access to lower level from Whyte Ave and 105 Street
- Situate your business within a Whyte Avenue Landmark
- Ideal location for a pub/bar/speak-easy, retail, interactive gaming/VR
- Tenant incentives negotiable



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PROPERTY PHOTOS

10505 82 Avenue, Edmonton

Properties features:



PARKING



ELEVATOR



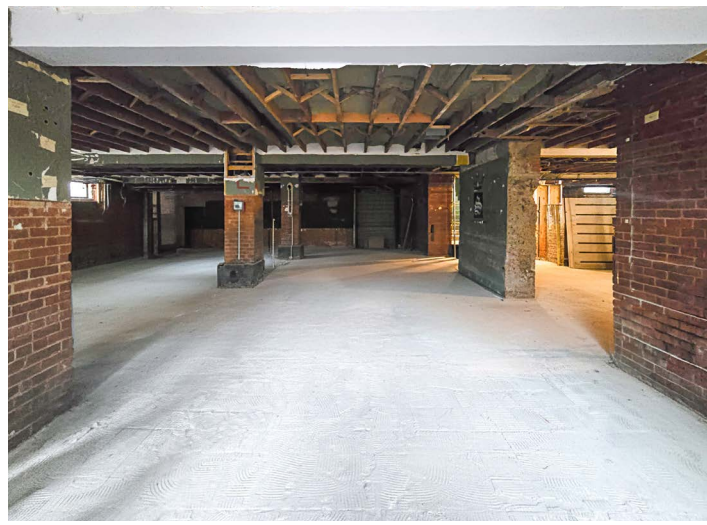
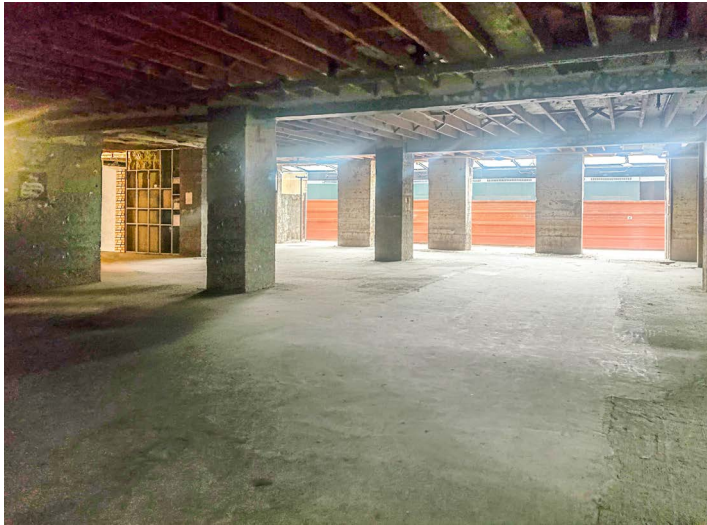
HIGH
EXPOSURE



RESTAURANT



NEARBY
AMENITIES



POST OFFICE BUILDING ON WHYTE AVE



The Strathcona Public Building, also known as the *South Edmonton Post Office*, is a distinguished early-20th-century, two-storey heritage building located on a prominent corner in Edmonton's historic Old Strathcona District. Constructed between 1911 and 1913, the steel-frame structure features red brick and limestone facades arranged in a symmetrical five-bay design, highlighted by an elegant limestone-clad clock tower at the corner. Designed by David Ewart, Chief Architect of the Canadian Department of Public Works, the building represents an important federal public building of its era. A recognized landmark, it reflects Edmonton's pre-World War I growth and continues to contribute to the historic character and prestige of the Whyte Avenue area.

WHYTE AVENUE IS



LANDMARK



SHOPPING



NIGHTLIFE

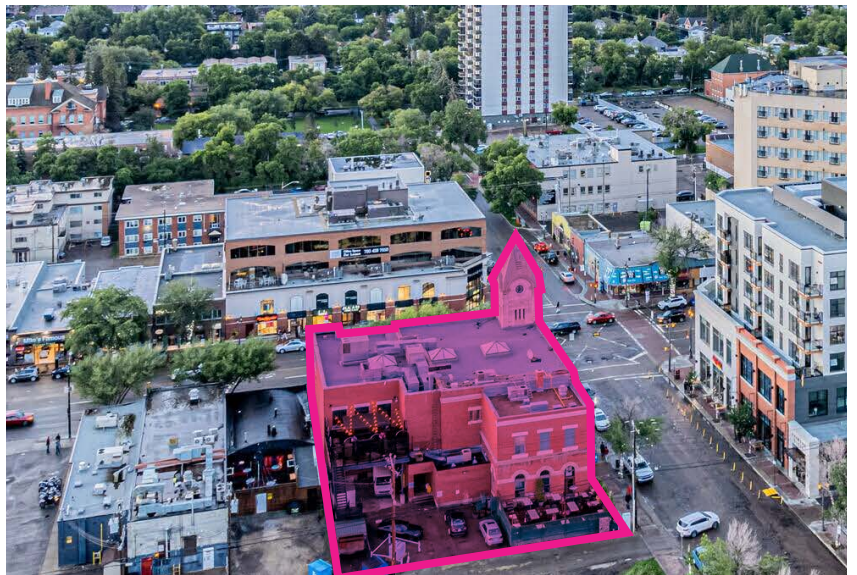


ACCESSIBLE

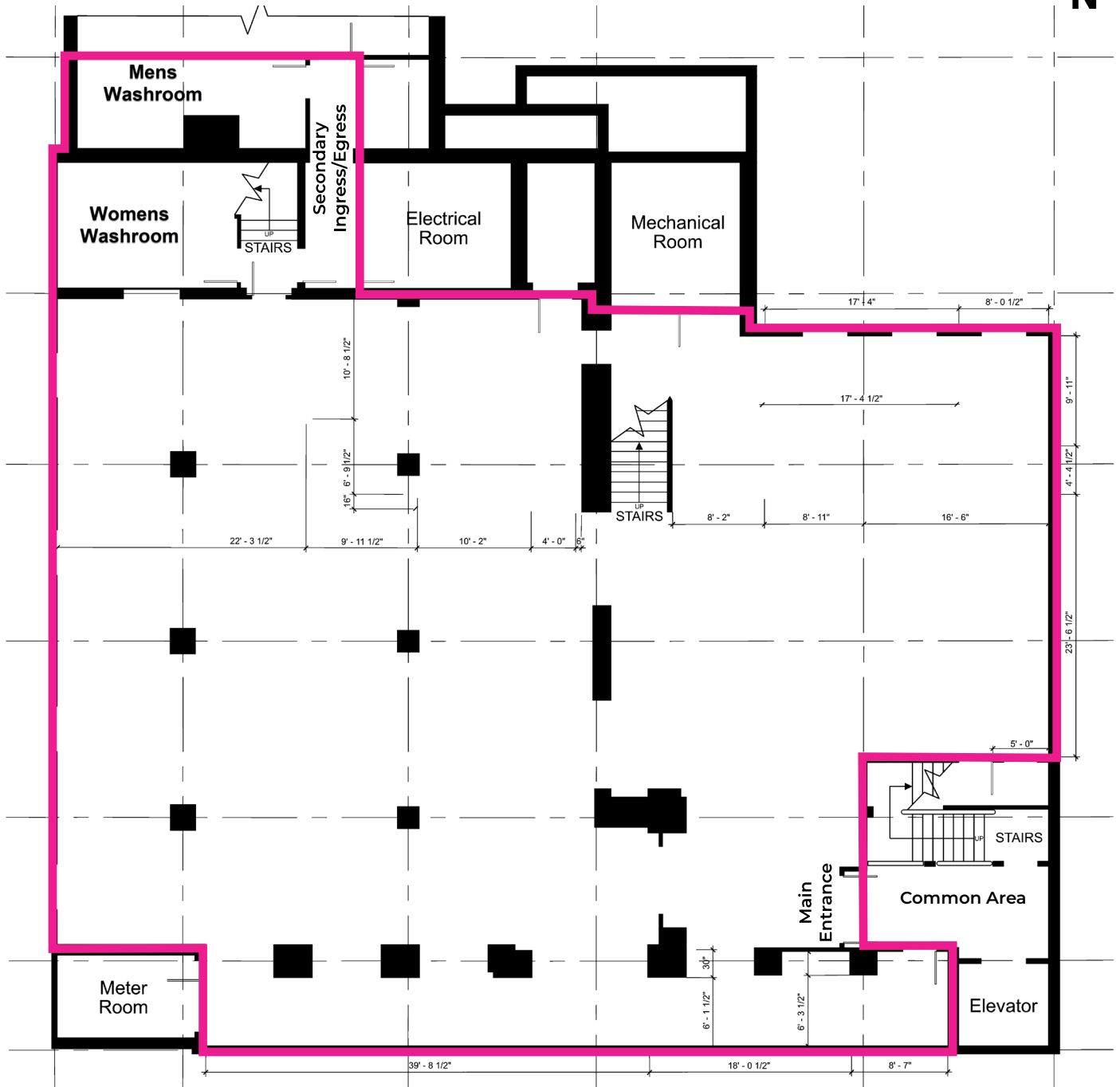


WALKABLE

- **Iconic Old Strathcona Landmark** – Prominent corner building on Whyte Avenue, recognized as a Provincial Historic Resource since 1985.
- **Adaptive Commercial Use** - Basement offers a flexible layout suitable for a variety of commercial uses including retail, food service, and creative concepts.
- **Heritage Character** – Former post office successfully repurposed for modern commercial use while retaining significant original features.
- **Built-In Urban Demand** - Immediate access to transit, post-secondary institutions, and dense residential areas supports steady customer flow.
- **Strong Surrounding Tenant Mix** - Located among a vibrant blend of restaurants, cafes, boutiques, entertainment venues, and services that drive consistent traffic.

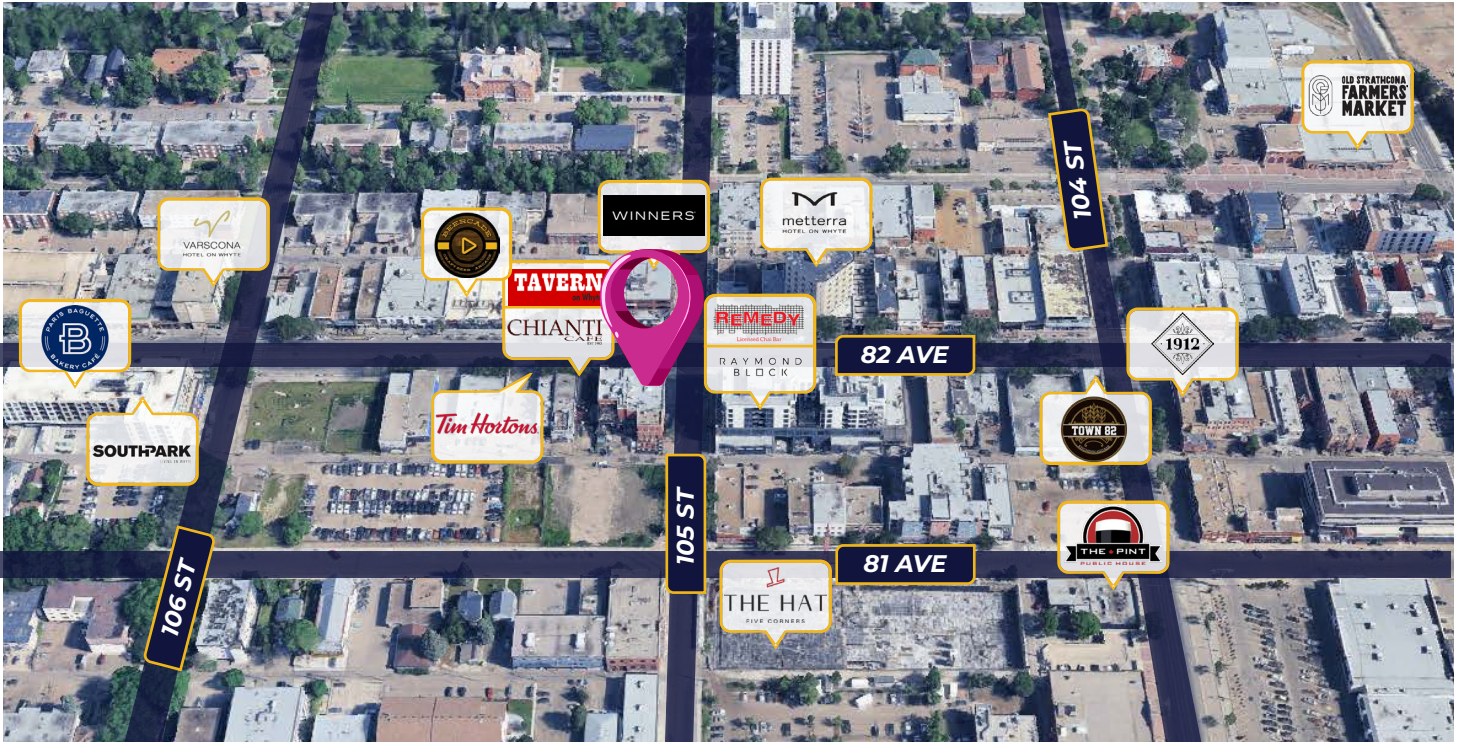


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Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

Neighbourhood features:



- Located in Whyte Avenue / 82 Avenue the major retail and business strip, full of shops, boutiques, cafés, bars and restaurants with good access to transit, pedestrian-friendly streets, and nearby services (shops, entertainment, potentially student population due to proximity to central parts).
- Close proximity to Gateway Boulevard & Calgary Trail (104 Street / Hwy 2) major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport



**AREA
POPULATION**
(within 5kms)

- 190,813 Residents
- 305,899 Daytime Population
- 2.7% Annual Growth (2023-2028)



**AREA
INCOME**
(within 5kms)

Average household
income: \$98,466



**VEHICLES
PER DAY**

Whyte Avenue: 26,500



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