



## PROPERTY HIGHLIGHTS

### WHYTE AVE RETAIL STRIP MALL

#### LOCATION:

#2, 10013/15 - 82 AVENUE  
EDMONTON, ALBERTA

# FOR LEASE

- PRIME MAIN FLOOR WHYTE AVENUE LEASE SPACE
- FULLY RENOVATED AND MOVE IN READY IDEAL FOR TATTOO STUDIO, SPECIALTY RETAIL, ART STUDIO, HAIR/MAKE-UP STUDIO
- AMPLE PARKING AT REAR OF THE BUILDING WITH USE TO OVER (30) STALLS, MULTIPLE METERS AND STREET PARKING AVAILABLE AT FRONT OF BUILDING
- FRONT SIGNAGE EXPOSURE ON FRONT OF BUILDING EXPOSED TO WHYTE AVE AT NO CHARGE TO TENANT
- VERY COMPETITIVE LEASE RATE, PROFESSIONALLY MANAGED AND MAINTAINED BUILDING

# FOR LEASE

## WHYTE AVE RETAIL STRIP MALL

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**BUILDING NAME:** Old Strathcona Shopping Mall

**MUNICIPAL ADDRESS:** #2, 10013/15-82 Avenue

**LEGAL DESCRIPTION:** Lot 11, 12, 21, 1/2 E (22); Block 59; Plan I

**TYPE OF SPACE:** Retail

**TOTAL SPACE AVAILABLE:** 850 Sq.Ft (+/-), includes tenants proportionate share of common area lease space & secured parking lot

**TOTAL BUILDING AREA:** 7,600 sq. ft. (+/-)

**ZONING:** CB2

**PARKING:** Street/Ample

**POSSESSION:** Immediate

**TRAFFIC COUNT:** 30,100 Vehicles per day

**LEASE RATE:** \$2,600.00/ Month( All-inclusive excluding Power, Telephone, Internet)

**LEASE TERM:** 3-5 Year term (preference will be given to a long-term lease)

**UTILITIES:** Tenant is responsible for Power, Telephone and Internet

**PLEASE NOTE:** Lease rate can be locked in for 5 year term with NO escalation

### MORE INFORMATION

**DAVID J. OLSON**  
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**LIZOTTE**  
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# FOR LEASE

## WHYTE AVE RETAIL STRIP MALL

### PROPERTY INFORMATION

- High exposure Retail Space • Ideal use(s) Tattoo Studio, Art Studio, Specialty Retail
- Over 30 stalls at the rear of building
- Free building signage opportunity on the building included in lease rate
- Floor to ceiling glass allowing for lots of natural light and bright work space
- Located in a fully leased mall
- Located on major Bus/Transit routes
- Lease rate can be locked in for a (5) year term with no escalation
- Racking systems & shelving units available to Lease Tenant if required at no charge

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