

FOR LEASE

1,150-1,850 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10345 - 82 Avenue, Edmonton, AB

TURN-KEY OFFICE SPACE ON WHYTE AVENUE

Property Highlights

- 2 units, second-floor office space;
- Fully built-out second-floor offices, loft style, open concept, with kitchenette and beautiful view of Whyte Ave;
- Recently renovated building;
- Ideal for professional/ medical services etc.



780.488.0888



www.lizotterealestate.com



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



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Building Description

General:	Improved 2-storey commercial building
Construction Type:	Concrete block and steel frame superstructure
Storeys:	2-storeys above grade
Built:	2006
Roof:	Flat, built-up tar and gravel on a wooden deck
Foundation:	Developed on an assumed reinforced concrete grade beam and pile foundation system
Walls:	Brick veneer, moulded composite and wood facades
Exterior Finishing:	One construction with different exterior finishes at the front for aesthetic purposes
Heating/Cooling:	Roof mounted HVAC units (4)
Fire Protection:	Wet sprinkler system throughout
Electrical Supply:	Accessed from the shared patio and the main electrical service to the structure is 600 amps
Water Supply:	Standard waterline thrust blocks

Site Description

Identification:	Hub Building
Site Area:	4,418 Sq. Ft.
Leasable Area:	6,325 Sq. Ft.
Coverage:	83.7%
Access:	82 Avenue, via lane way at the rear of the property
Configuration:	Rectangular
Topography:	Flat and level at grade with surrounding roadways
Services:	Water, sewer, electricity, telephone



Unit A
1,850 Sq. Ft.



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Unit B
1,150 Sq. Ft.

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Property Information

Municipal Address: 10345 - 82 Avenue, Edmonton, AB

Legal Address: Lot 11A; Block 61; Plan 5144NY

Size: Unit A 1,850 Sq. Ft.

Unit B 1,150 Sq. Ft.

Zoning: Direct Development Control Provision (DC1)

Parking: Scramble paid parking

Possession: Immediate

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OP Cost: \$15.00/Sq. Ft. (est. 2023)

Lease Rate: Contact Associate

Contact

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Demographics within 2KM

