

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.









FOR LEASE

TURN-KEY OFFICE SPACE ON WHYTE AVE



Building Description

General: Improved 2-storey

commercial building

Concrete block and steel **Construction Type:**

frame superstructure

Storeys: 2-storeys above grade

Built: 2006

Flat, built-up tar and gravel Roof:

on a wooden deck

Developed on an assumed

Foundation: reinforced concrete grade beam

and pile foundation system

Brick veneer, moulded composite Walls:

and wood facades

One construction with different

Exterior Finishing: exterior finishes at the front for

aesthetic purposes

Heating/Cooling: Roof mounted HVAC units (4)

Fire Protection: Wet sprinkler system throughout

Accessed from the shared patio

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

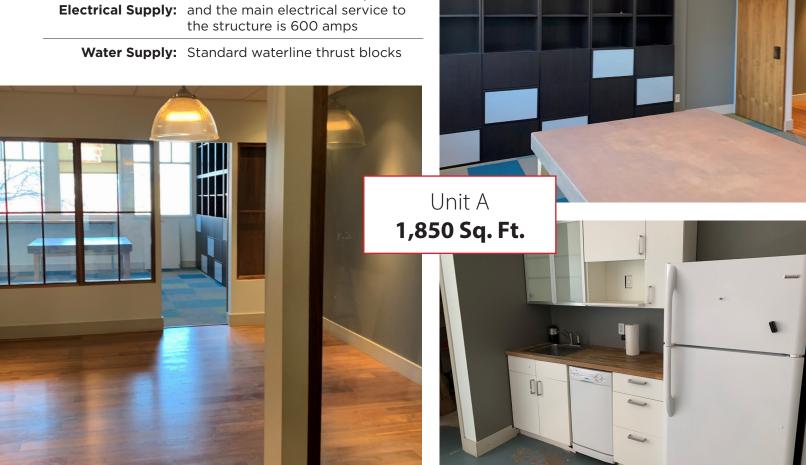
Configuration: Rectangular

Topography: Flat and level at grade with

surrounding roadways

Services: Water, sewer, electricity,

telephone



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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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SIMONNES HOUSE

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

Lease Rate: Contact Associate

Scona Print & Copy

Polar Park Brewing Company

Contact

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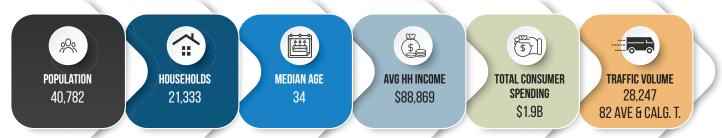
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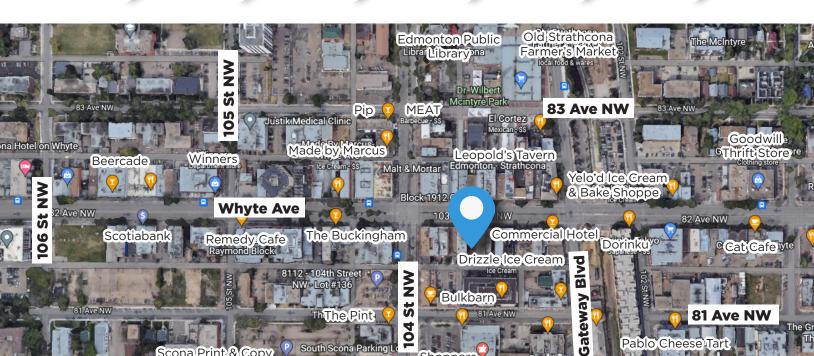
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Pablo Cheese Tart

Demographics within 2KM





ATB Financial

Shoppers V

South Scona Parking I