

FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Investment Opportunity on Whyte Avenue

10401 - 82 Avenue, Edmonton, AB

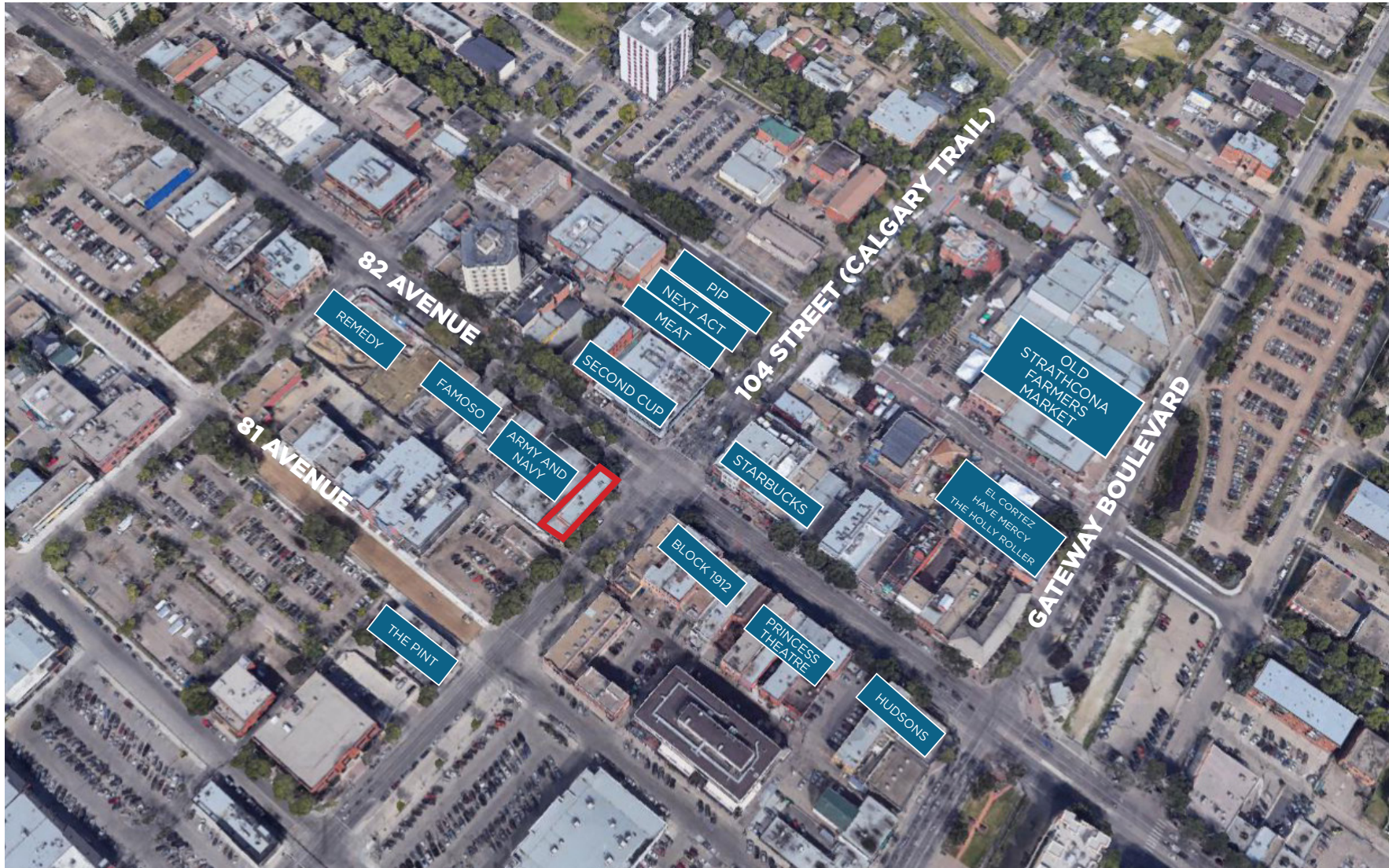
BUILDING HIGHLIGHTS

- Located on one of the busiest intersections and arteries in Edmonton, ample exposure to both vehicle and pedestrian traffic.
- Amazing opportunity to purchase one of Edmonton's/ Whyte Avenues sought after and must have buildings.
- Excellent proximity to paid parking lots to the south of the building, ample street parking, and monthly leasable parking stalls in the area.
- Building has been completely upgraded with all new electrical, upgraded plumbing, sub floors etc.
- Strong main floor lease in place with national tenant, as well as second floor. (NOTE: Great opportunity for a potential owner user.)
- Ideal use(s), IT/Tech, Professional Services, café, Restaurant, Cocktail lounge, Accounting etc.)

INTERIOR PHOTOS



LOCATION



NEIGHBOURHOOD DESCRIPTION

The property is located in the area of Old Strathcona, more specifically, Whyte Avenue. Recently named one of Canada's first best shopping neighbourhoods, Whyte Avenue combines an influence of youthfulness all the while maintaining a blend of historic buildings.

Local retail tenants mix with a handful of national tenants occupy the avenue stretching from 99 Street to 109 Street, while the perimeter of the avenue is consumed by various residential dwellings.

Various retail and multi-residential developments are currently underway. The Mezzo is a 16-storey residential tower located on 105 Street and 81 Avenue. The South Park site is a proposed 20-storey residential tower.

Whyte Avenue neighbours one of the most recognized institutions in the province, the University of Alberta, alongside Old Scona High School. There is a mix of residential housing bordering Whyte Avenue as well as reputable grocers such as Save-On-Foods and Safeway anchoring the South and West side of the Avenue.



SITE DESCRIPTION

Identification:	Former RBC Building
Municipal Address:	10401-82 Avenue, Edmonton, AB
Legal Description:	Pt 6-8/62/1
Leaseable Area:	Main Floor - 2,418 Sq.Ft. Second Floor - 2,473 Sq.Ft.
Site Area:	2,850 Sq.Ft.
Coverage:	100%
Access:	82 Avenue, pedestrian foot traffic along 104 Street
Configuration:	Rectangular
Topography:	Flat and level at grade with surrounding roadways
Services:	Water, sewer, electricity, telephone

BUILDING DESCRIPTION

General:	Improved 2-storey commercial building
Construction Type:	Brick structure over concrete foundation
Storeys:	2-storeys above grade and full basement level
Built:	1908
Roof:	Flat, built-up tar and gravel on a wooden deck
Layout:	Interior currently under renovations. Both main floor and second floor space are being renovated to encompass an open floor plan. There are doors that grant access to the building from the front, which is the main entrance, and the rear; stairwells are located at the front and the rear of building. Basement contains room for storage as well as two vaults. Plumbing mechanicals are located in the basement alongside separate washrooms.
Heating/Cooling:	Hot water heating system with basement chiller
Fire Protection:	Wet sprinkler system
Signage:	Fascia signage on north and east side of building
Population:	106,066
Traffic:	21,100 south of DT area; 27,400 - north towards DT; 28,200 - 82 Ave
Walkscore:	53
Zoning:	DC1 - Direct Development Control Provision Examples: Areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act

PROPERTY INFORMATION

Address: 10401 - 82 Avenue, Edmonton, AB

Legal Address: Lot 6/7/8; Block 62; Plan I

Zoning: Direct Development Control Provision
(DC1 (999))

Parking: Street

Additional: (2) washrooms, (2) vaults, (1) Mechanical room
located in the basement

Price: Please contact associate

NOTE: Information package, Financial details, RPR, Appraisal etc. is available upon a confidentiality agreement being executed on behalf of prospective purchaser, and if applicable there representation

CONTACT

David J. Olson
Senior Associate
Retail Leasing & Investment

Cell: 780.908.1650
Direct: 780.784.5356
Fax: 780.483.2277
david@lizotterealestate.com

Justin Sorensen
Associate

Cell: 780.257.6860
Direct: 780.784.9581
Fax: 780.483.2277
justin@lizotterealestate.com

Anna Ierokhina
Unlicensed Assistant

Cell: 780.246.0255
Direct: 780.784.5358
Fax: 780.483.2277
anna@lizotterealestate.com

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