

# FOR LEASE

800 - 14,400 SF (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**\*Renovations substantially complete - Immediate Occupancy**

**8109/8113 - 102 St & 10150 - 81 Ave, Edmonton, AB**

**PRIME RETAIL/SERVICE OPPORTUNITY RIGHT OFF WHYTE AVE**

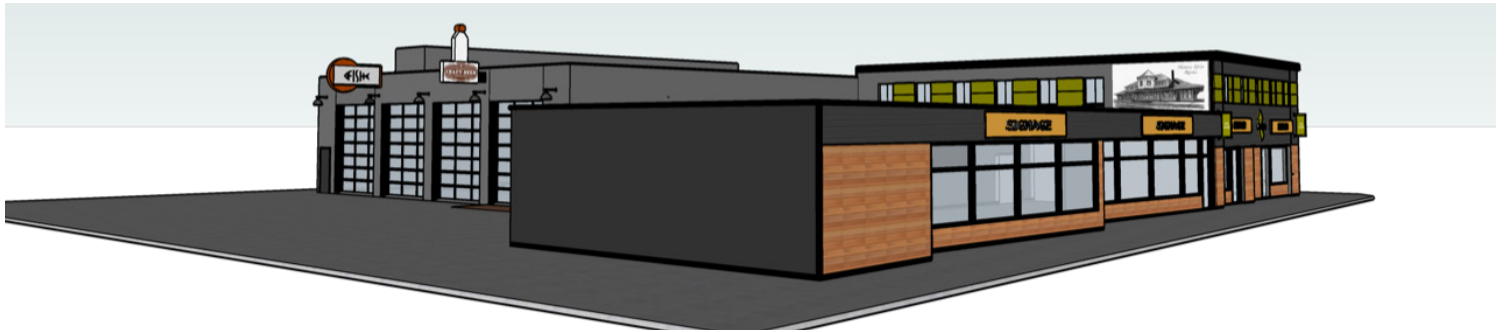
## Property Highlights

- Prime Retail Space 800 - 14,400 SF (+/-), including 2nd Floor Retail or Office 2,300 SF (+/-)
- Large & small demisable spaces available
- Ample street and auxiliary parking
- Easily customizable for unique tenant build-outs
- 6,650 SF (+/-) with 20 foot ceilings and glass overhead doors
- Front, Rear & Rooftop Patio opportunities
- At the gateway to Historic West Ritchie & Whyte, directly between Roots Building on Whyte & 102 St. and new Beljan Developments Building on 81 Ave & 102 St.
- Neighboring Tenants: Blush Lane Organic Market, Da Capo, Blondie, Pablo Cafe, Fluid Hair Salon, Strathcona Spirits and more

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780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



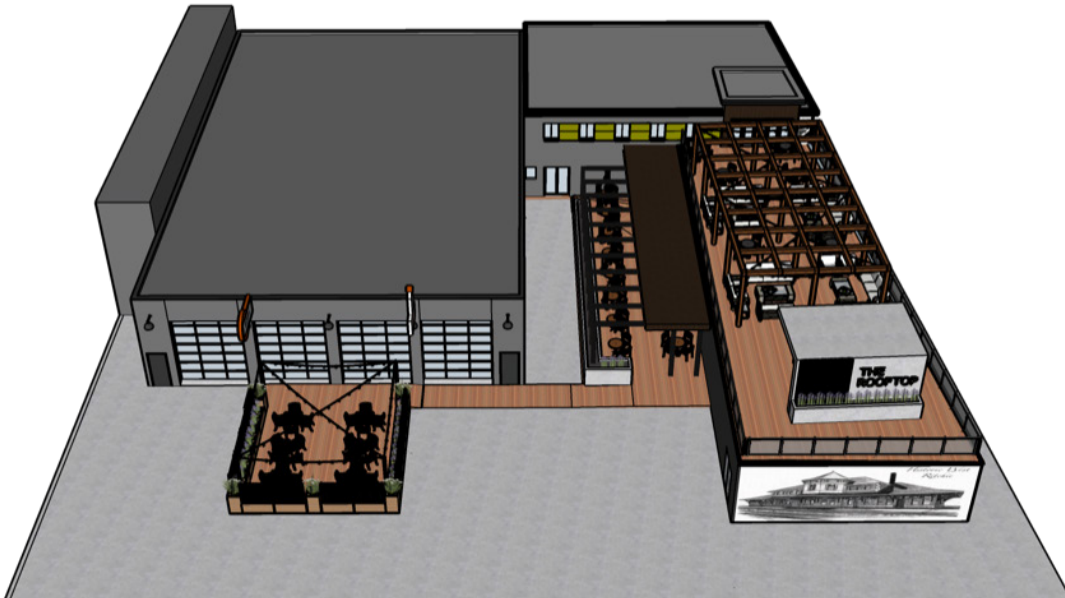
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

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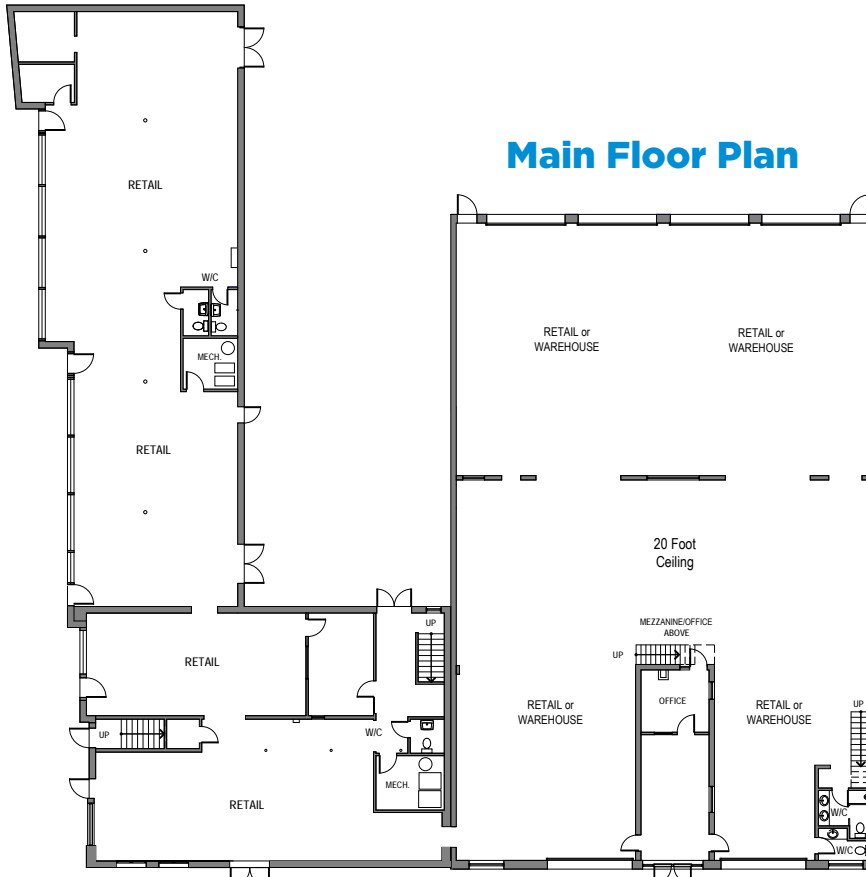
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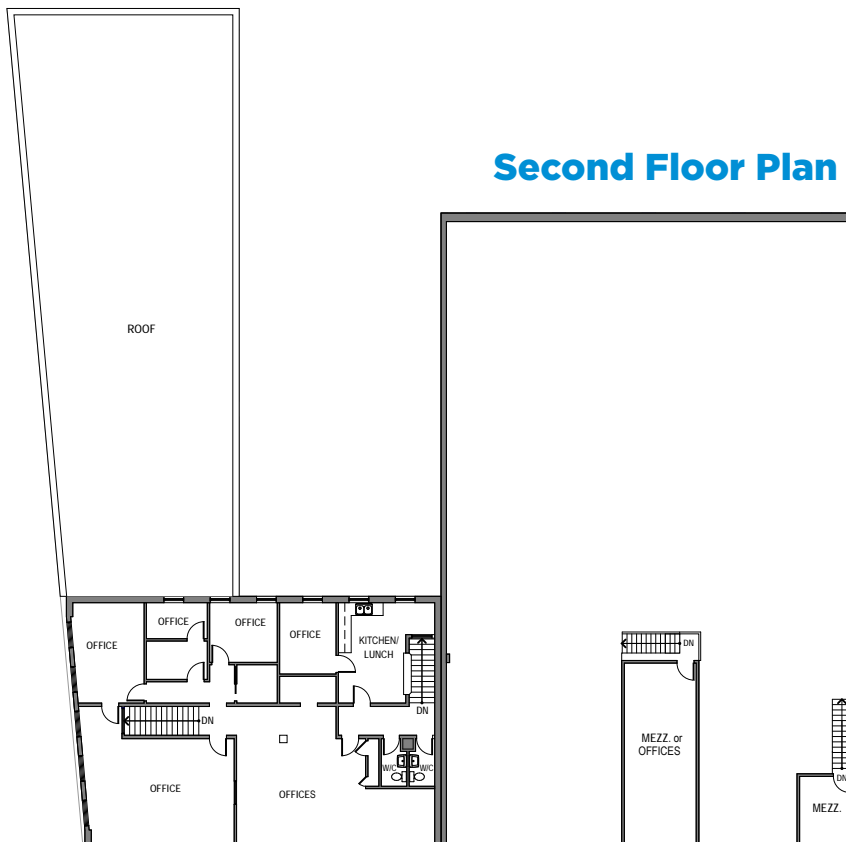
## PRIME RETAIL/SERVICE OPPORTUNITY

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### Main Floor Plan



### Second Floor Plan





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## PRIME RETAIL/SERVICE OPPORTUNITY

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### Property Information

**Municipal Address:** 8109/8113 - 102 Street &  
10150 - 81 Avenue, Edmonton, AB

**Legal Address:** Lot 25-28; Block 60; Plan I

**Building Size:** 14,400 Sq. Ft. (+/-)

**Lot Size:** 16,783 Sq. Ft. (+/-)

**Zoning:** DC1

**Parking:** Surface

**Possession:** Immediate/negotiable

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**Lease Rate:** Low 20's

**OP Cost:** \$9.25

### Contact

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### Demographics within 2KM

