

FOR LEASE

3,000 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10534 82 Ave NW, Edmonton, AB

WHYTE AVE RETAIL

Property Highlights

- Located in the Heart of Old Strathcona's shopping district.
- Ample on-site power
- Large front windows, ample natural light
- Excellent signage opportunity
- Shipping and receiving drop off and pick up from back alley or street front on to Whyte Avenue



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Property Information

Municipal Address: 10534 82 Ave NW Edmonton AB

Legal Description: Plan I, Block 66, Lots 8-10

Building Type: Retail

Size: 3,000 sq. ft. (+/-)

Zoning: CB2 (General Business Zone)

Heating: Rooftop gas

Electricity: 100 Amp 120/240 single-phase (TBC)

Construction Type: Concrete Block

Parking: Ample surface parking on-site and surrounding

Possession: Immediate/ negotiable

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Lease Rate: Market (Please contact Associate)

OP Cost: \$14.48/sq. ft. (+/-) (Includes all utilities)



Contact

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Edmonton, AB T5J 1W8



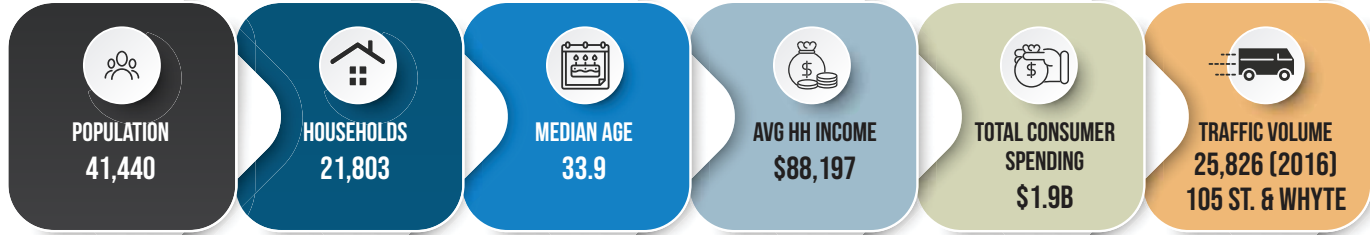
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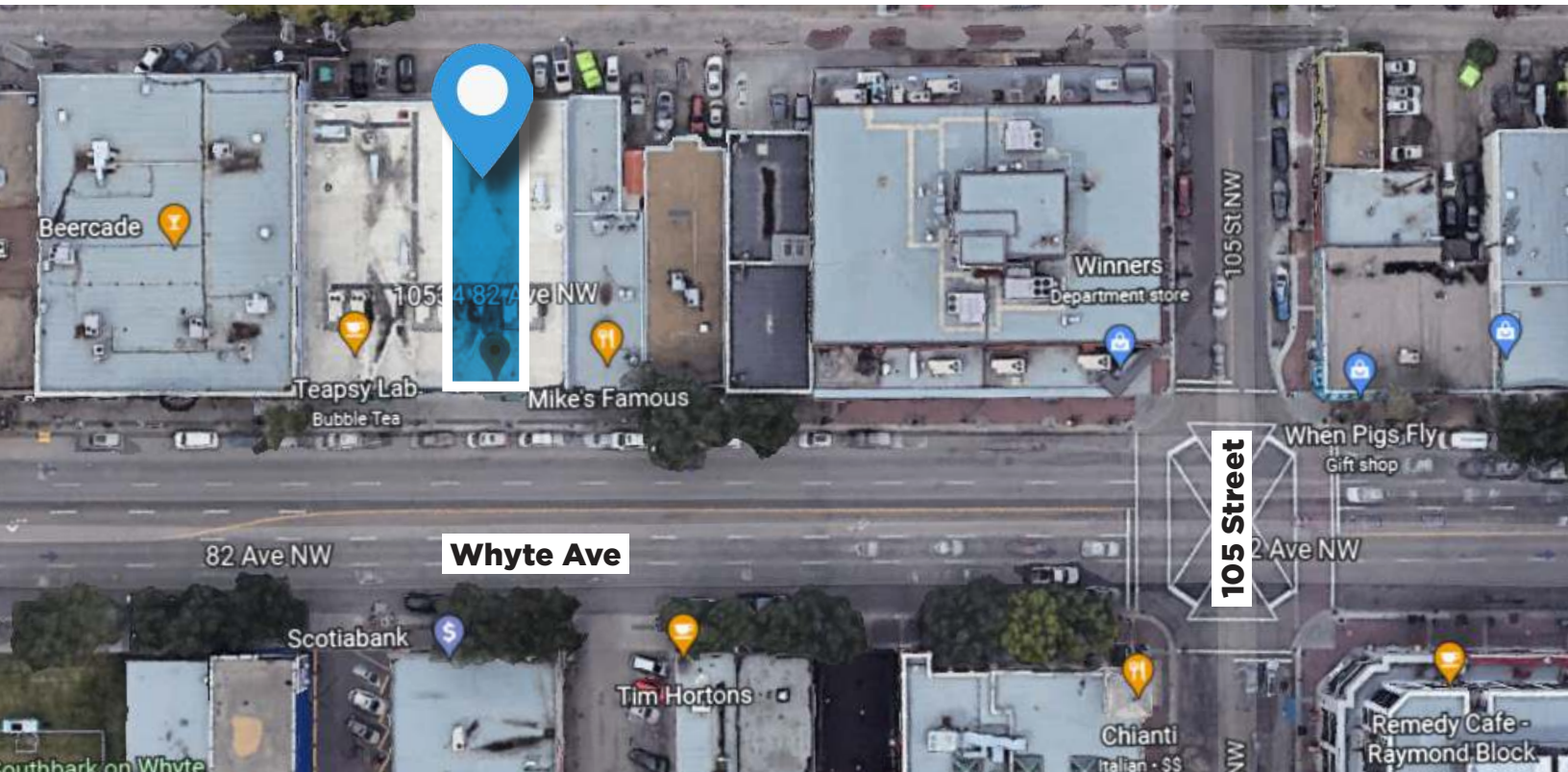
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Demographics Within 2KM



Mapview



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