

# 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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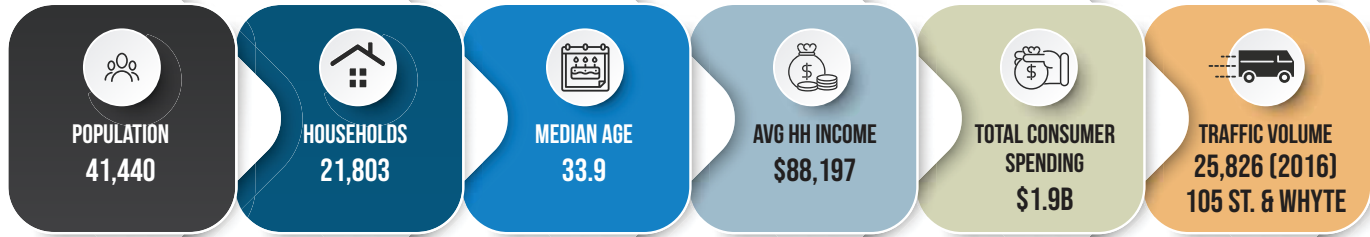
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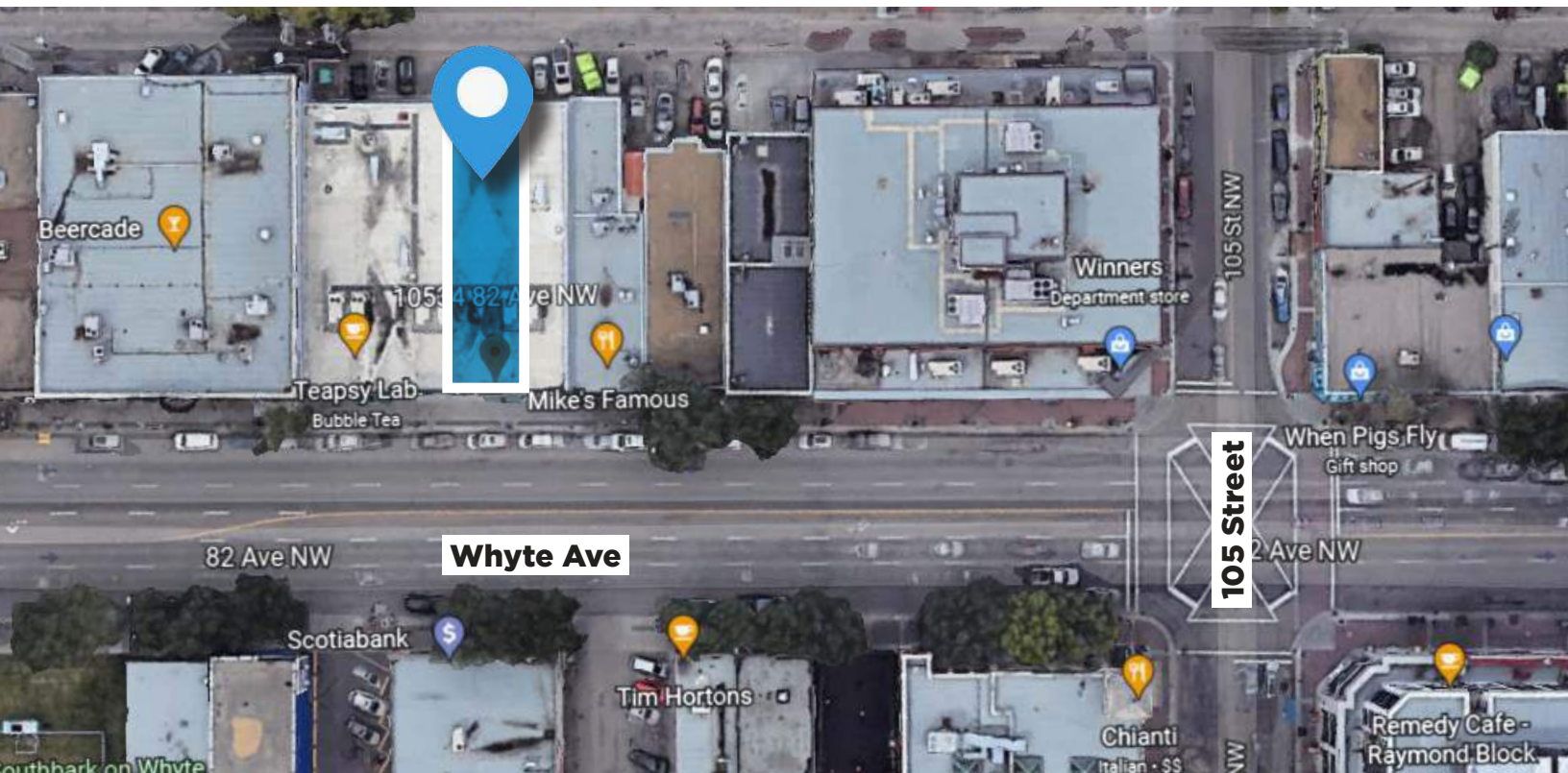
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### Demographics Within 2KM



### Mapview



### Contact Associate

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