


# FOR LEASE

1,459-2,974 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



WORKHALL

**10552 82 Ave NW, Edmonton, AB**

## WHYTE AVE RETAIL

### Property Highlights

- Ample natural light, with large windows facing onto Whyte Avenue
- Move-in ready for a retail user
- High volume pedestrian traffic
- Minutes from the University of Alberta
- Surrounded by prominent restaurants and retailers such as LuLu Lemon, FOOH, Dadeo's
- Ample street parking and designated employee parking are available



# FOR LEASE

## WHYTE AVE RETAIL

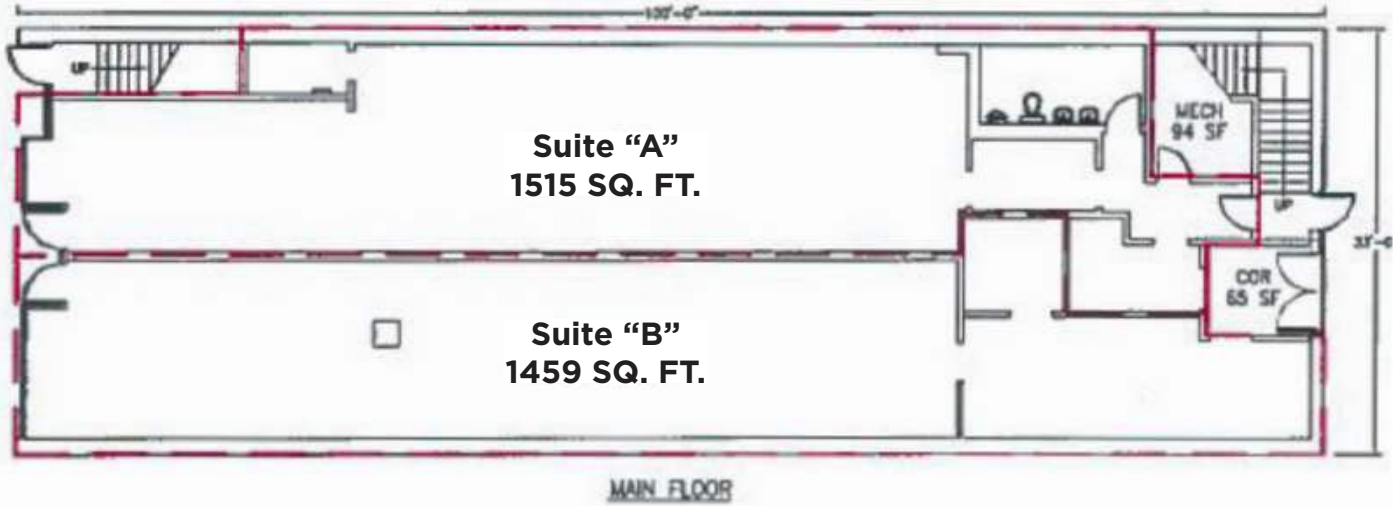
**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



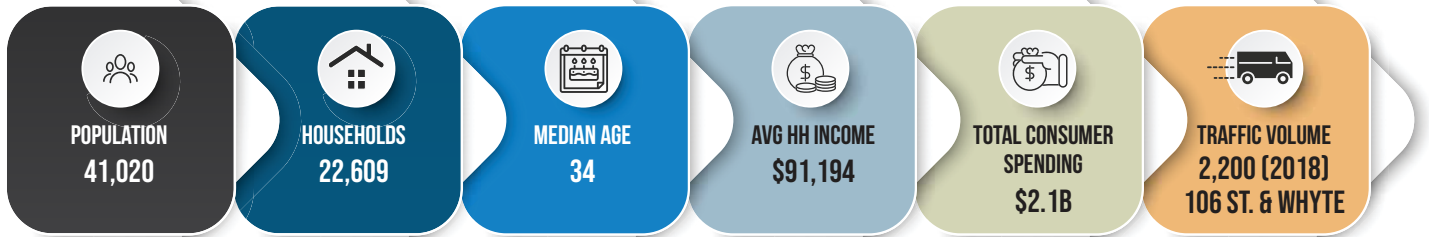
# FOR LEASE

## WHYTE AVE RETAIL

### Floor Plan



### Demographics Within 2KM



780.488.0888



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



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



# FOR LEASE

## WHYTE AVE RETAIL

### Property Information

**Municipal Address:** 10552 82 Ave NW, Edmonton, AB

**Legal Description:** Plan: I, Block: 66; Lot: 16

**Building Type:** Retail/Office

**Size:** 1,515 sq ft (+/-)  
+ 1,459 sq ft (+/-) Can be combined  
= 2,974 sq ft (+/-)

**Zoning:** CB2 (General Business Zone)

**Ceiling Height:** 18'

**Parking:** 2 Tandem stalls (4 cars) On-street and nearby parking lots

**Possession:** Immediate/ negotiable

\$\$\$

**Lease Rate:** Market (Please contact Associate)

**OP Cost:** \$11.06/sq. ft. (+/-) (Includes all utilities)

### Contact

**David J. Olson**  
Senior Associate  
Cell: 780.908.1650  
Direct: 780.784.5356  
david@lizotterealestate.com

**Justin Sorensen**  
Associate  
Cell: 780.257.6860  
Direct: 780.784.9581  
justin@lizotterealestate.com

**Soudabeh Mobin**  
Unlicensed Assistant  
Cell: 780.340.9595  
Direct: 780.784.9583  
soudabeh@lizotterealestate.com

