

FOR LEASE

1,600 SF (+/-)

+ 1,000 SF BASEMENT

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10464 – 82 Avenue NW, Edmonton, AB

WHYTE AVE RETAIL OPPORTUNITY

Property Highlights

- Excellent pedestrian traffic in the heart of Old Strathcona's district
- Neighboring includes Metterra Hotel, Remedy Café, and Burlington Tobacconist
- Main floor opportunity ideal for a café, juice bar, specialty retail, product service retail, music and art studio, vintage retail, and apparel etc.
- Large front window onto Whyte Avenue with signage opportunities
- Ample street parking



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Whyte Ave Retail Opportunity

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

Whyte Ave Retail Opportunity

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10464 - 82 Avenue NW, Edmonton, AB

Legal Address: Lot 23, Block 67, Plan I

Size: 1,600 Sq. Ft. (+/-) + 1,000 Sq. Ft. Basement

Zoning: Direct Development Control Provision (DC1 (20408))

Parking: Ample Street Parking, Paved Parking Lot

Possession: Immediate/negotiable

\$\$\$

Lease Rate: Contact Associate

Contact

David J. Olson

Senior Associate

Cell: 780.908.1650

Direct: 780.784.5356

david@lizotttereaalestate.com

Justin Sorensen

Associate

Cell: 780.257.6860

Direct: 780.784.9581

justin@lizotttereaalestate.com

Soudabeh Mobin

Unlicensed Assistant

Cell: 780.340.9595

Direct: 780.784.9583

soudabeh@lizotttereaalestate.com

Demographics within 2KM

