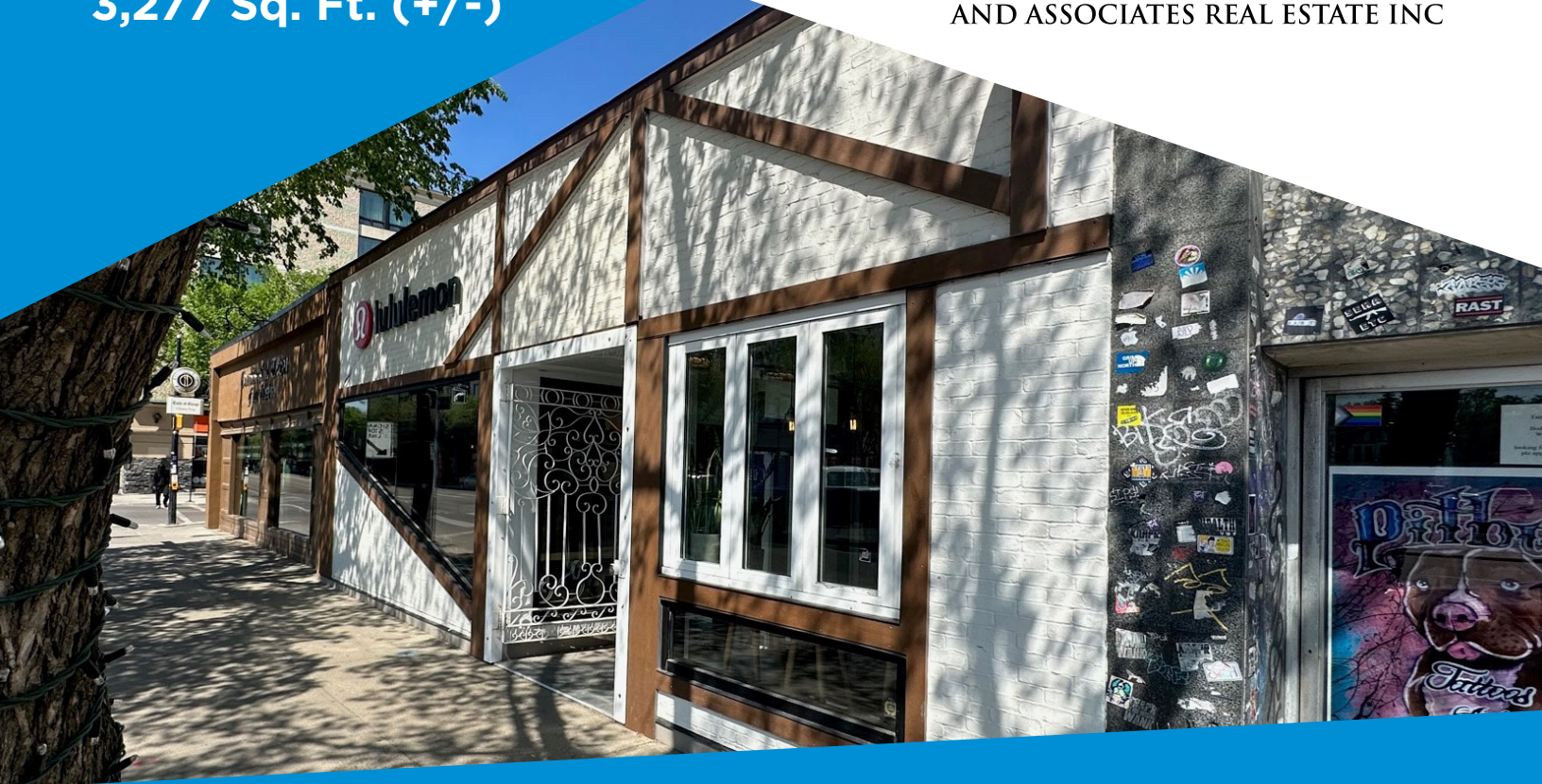


SALE/LEASE

3,277 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10556/58 – 82 Avenue, Edmonton, AB

WHYTE AVE RETAIL STORE FRONT

Property Highlights

- High exposure to pedestrian and vehicle traffic on Whyte Avenue
- Move-in ready for a retail user
- Minutes away from the University of Alberta
- Surrounded by prominent restaurants and retailers such as Ninetimes Skate shop, Blowers & Crafton, Continental Treat Fine Bistro and many others
- Ample street parking and designated employee parking are available



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.

SALE/LEASE

Whyte Ave Retail

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



SALE/LEASE

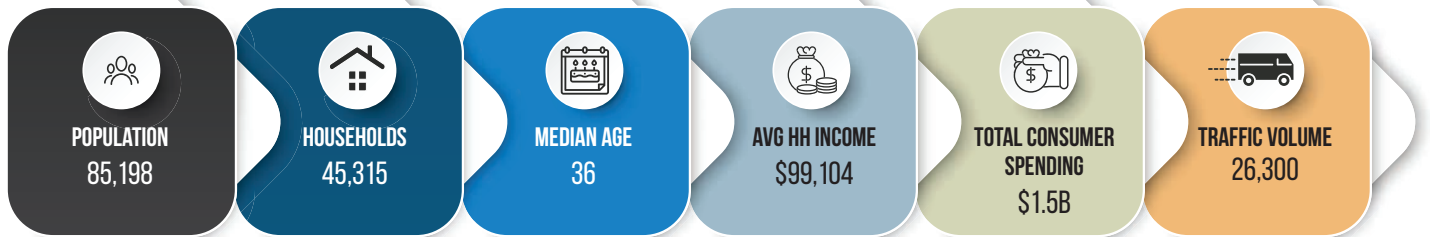
Whyte Ave Retail

LIZOTTE

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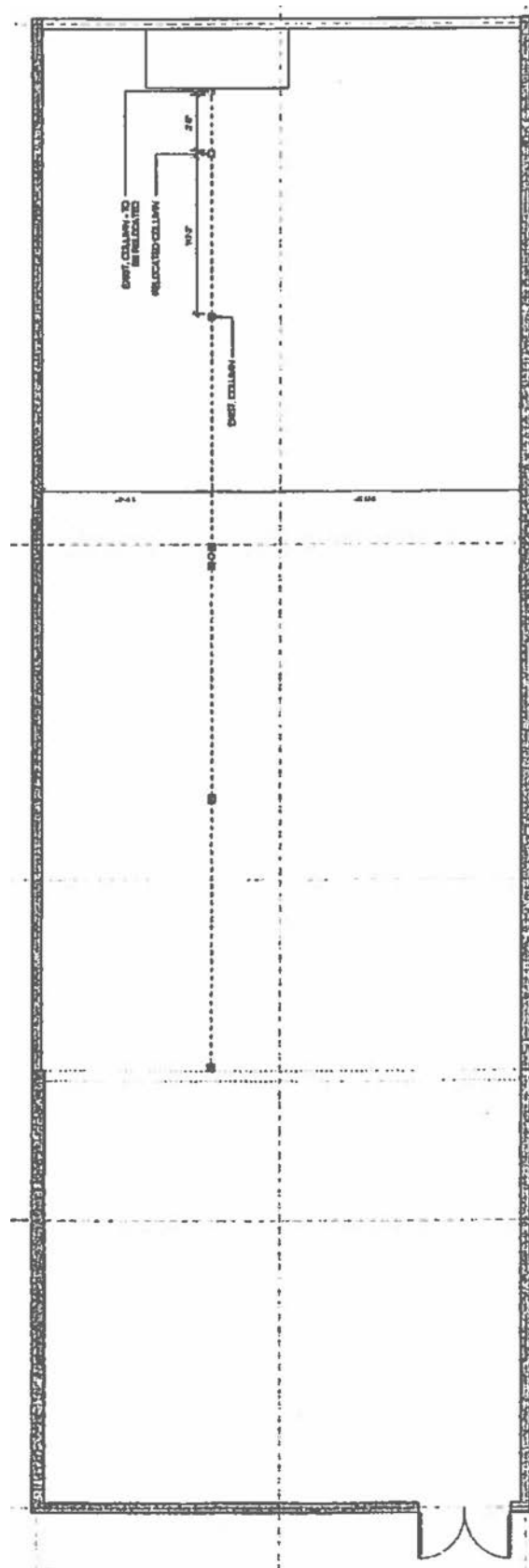
Demographics within 3KM



SALE/LEASE

Whyte Ave Retail

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



SALE/LEASE

Whyte Ave Retail

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10556/58 - 82 Avenue NW, Edmonton, AB

Legal Address: Lot 16, Block 66, Plan I

Building Size: 3,277 Sq. Ft. (+/-)

Lot Size: 4,356 Sq. Ft. (+/-)

Zoning: General Business Zone (CB2)

Parking: Street Parking

Possession: Immediate/negotiable

\$\$\$

Property Price: Contact Associate

Op Costs: \$11.06/Sq. Ft.

Property Taxes: \$27,372.71 (2,281.06/Month) 2023 Estimated

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

