

FOR LEASE

1,200 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



8157 99 Street, Edmonton, AB

WHYTE AVE RETAIL CRU

Property Highlights

- Prime location
- 1,200 SF retail CRU available on the corner of 99 Street and Whyte Ave
- Standard retail configuration ready for renovation, or turnkey for some retailers
- Plaza has over 25,000 VPD passing the site
- Site has a liquor store and convenience, other uses welcome



780.488.0888



www.lizotterealestate.com



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Edmonton, AB T5J 1W8



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FOR LEASE

RETAIL SPACE ON WHYTE AVE

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Demographics

Neighborhood - Old Strathcona

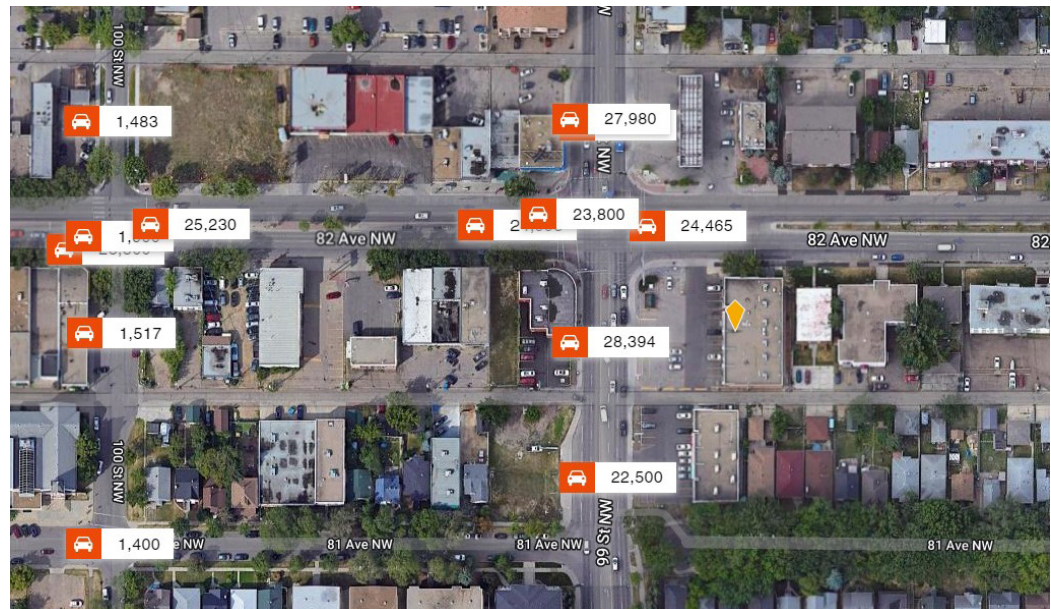
Population (5 KM) - 184,000

Daytime population (5KM) - 313,000

Number of households (5KM) - 175,755

Annual Growth (5KM) - 2.7%

Median Age - 37



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RETAIL SPACE ON WHYTE AVE

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Property Information

Municipal Address: 8157 99 Street, Edmonton, AB

Building Size: 1,200 Sq. Ft. (+/-)

Zoning: CB2 - Suitable for most professional, medical, and retail uses

Parking: Ample free on-site parking

Possession: Immediate/negotiable

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Lease Rate: \$29.00/Sq. Ft.

Op Costs: \$21.00/Sq. Ft.

Contact

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