

FOR SALE

WHYTE AVE, EDMONTON, AB

SELLING AT A ±6.25 CAP

HIGH PROFILE INVESTMENT PORTFOLIO



Within
5KM

POPULATION



191,899

HOUSEHOLDS



94,857

AGE



37.8

HOUSEHOLD INCOME



\$98,660

CONSUMER SPENDING



\$1.5B

TRAFFIC VOLUME



26,300
WHYTE & 106 ST

CONTACT

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LIZOTTE
AND ASSOCIATES REAL ESTATE INC

FOR SALE



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WHYTE AVENUE INVESTMENTS



10546/48 - 82 Avenue

REID BUILDING

±6,813 Sq. Ft.

\$2,500,000



10542/44 - 82 Avenue

SCONA BUILDING

±23,546 Sq. Ft.

\$7,500,000



10538 - 82 Avenue

WHITEBE SQUARE

±11,361 Sq. Ft.

\$5,200,000

PROPERTY HIGHLIGHTS

- Amazing opportunity to buy a piece of Edmonton's premiere commercial district Whyte Avenue.
- All the properties are fully leased with lease terms recently removed with all long-term tenants.
- Impeccably maintained buildings exceeding the standard of a premiere income-producing investment property.
- Strategically located in one of the highest traffic areas in Old Strathcona.
- South Facing Offering Amazing lighting and patio opportunities for hospitality tenants, coffee shops, and retailers.

SOLD LISTINGS

WHYTE AVENUE INVESTMENTS



10558 – 82 Avenue

LULU BUILDING

±3,277 Sq. Ft.

\$1,900,000



10552 – 82 Avenue

PLUSH BUILDING

±6,187 Sq. Ft.

\$2,400,000



10526 – 82 Avenue

MIKE'S DONAIR

±3,000 Sq. Ft.

\$2,000,000

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