

# FOR SALE

## WHYTE AVE, EDMONTON, AB



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

**ALL OFFERS WILL BE CONSIDERED  
MOTIVATED VENDOR**



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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.