

# FOR LEASE

±2,610 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10636 82 Ave, Edmonton, AB

## HIGH-EXPOSURE GYM/RETAIL SPACE

### Property Highlights

- High exposure traffic and high foot traffic area
- Located in the heart of Whyte Ave, it is in proximity to popular restaurants, bars, boutiques, and cafes, it's a destination for shopping, dining, and entertainment
- Paid Street parking available
- Located in one of Edmonton's most iconic areas, benefit from excellent street frontage and signage opportunities



780.488.0888



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

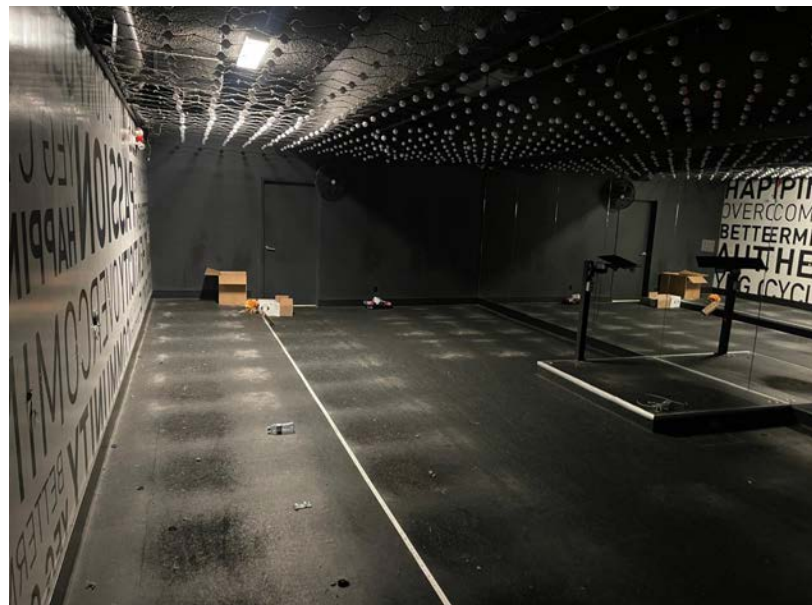


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High-Exposure Gym/Retail Space

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## High-Exposure Gym/Retail Space

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### Property Information

**Municipal Address:** 10636 82 Ave, Edmonton, AB

**Legal Address:** Plan I, Blk 65, Lot 1,2,3,4,5,6,7,8,9,10,11,12

**Size:** 2,610 Sq. Ft. (+/-)

**Zoning:** MU (Mixed-Use)

**Parking:** Street Parking

**Possession:** Immediate/negotiable

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**Lease Rate:** Market

### Contact

**David J. Olson**

Senior Associate

Cell: 780.908.1650

Direct: 780.784.5356

david@lizottterestate.com

**Justin Sorensen**

Associate

Cell: 780.257.6860

Direct: 780.784.9581

justin@lizottterestate.com

**Erich Szpytma**

Associate

Cell: 416.859.3626

Direct: 780.784.5362

erich@lizottterestate.com

**Cynthia Leduc**

Unlicensed Assistant

Direct: 780.784.5359

cynthia@lizottterestate.com

### Demographics within 5KM

