

FOR LEASE

±2,100 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



9912 – 82 Avenue, Edmonton, AB

HIGH EXPOSURE WHYTE AVE RETAIL

Property Highlights

- Prime Whyte Ave location just off 99 Street
- High exposure to foot traffic and 27,980 VPD
- 5 parking stalls included
- Flexible layout suitable for a wide range of uses
- Easy access to public transit



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.

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High Exposure Whyte Ave Retail

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Property Information

Municipal Address: 9912 - 82 Avenue, Edmonton, AB

Building Size: 2,100 Sq. Ft. (+/-)

Zoning: Mixed Use (MU)

Parking: Rear parking and street parking

Power: 2 Phase | 225 AMP
*Potential to be upgraded to 3 Phase

Neighbourhood: Strathcona

Possession: Immediate/negotiable

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Lease Rate: \$24.50/Sq. Ft.

Op Costs: \$9.50/Sq. Ft. (Est. 2025)

Contact

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Demographics within 5KM

