

FOR LEASE

2,700 SQUARE FEET IN THE HEART OF WHYTE AVENUE

10445 - 82 AVENUE | EDMONTON, ALBERTA



AVAILABLE IMMEDIATELY

- 2,700 square feet of lower level space available for lease
- Landlord has painted the walls white and painted the floor: the space is ready for immediate move-in and tenant fixturing
- Located next to Raymond Black in the heart of Edmonton's main shopping and entertainment district, the property boasts an outstanding signage profile with large vehicle and pedestrian daily & nightly traffic counts year round
- Join the 3 other tenants in the building: Buckingham, Yoshi Express and Lifestyle Cig
- Whyte Avenue is Edmonton's main arts and entertainment district as well as a shopping hub for visitors, area residents and students at the nearby University of Alberta. Home to over 700 businesses, Strathcona is consistently voted one of Edmonton's best neighborhoods by Avenue Magazine and draws people of all ages and interests, making it a must-visit destination

Darin Luciw, Associate
Investment Sales & Leasing
780 573 0830
darin@rcedm.ca

Brandon Hughes, Associate Broker
Investment Sales & Leasing
780 966 0699
brandon@rcedm.ca

Scott Hughes Broker/Owner
Investment Sales & Leasing
780 915 7895
scott@rcedm.ca

RE/MAX
COMMERCIAL
CAPITAL

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PROPERTY DETAILS

| | |
|---------------|---|
| Address | 10445 - 82 Avenue Edmonton, AB T6E 2A1 |
| Year Built | 1950's |
| Neighbourhood | Strathcona |
| Size | ± 2,700 square feet |
| Zoning | DC1 (19190) - Historical Commercial |
| Possession | ASAP |
| Lease Term | Negotiable |
| Access | Street level access directly off Whyte Avenue (man door leading to lower level) |
| Parking | 1 reserved stall included in the lease at rear of building |
| Signage | Fascia |

FINANCIAL DETAILS

| | |
|-----------|--|
| Base Rate | \$15.00 PSF |
| Op. Costs | \$13.00 PSF (2022 budget includes each tenant's proportionate share of: property taxes, building insurance, repairs/maintenance and management fees) |

CURRENT TENANT MIX

Restaurant & Bar
The Buckingham



Website

Vape Store
Lifestyle Cig



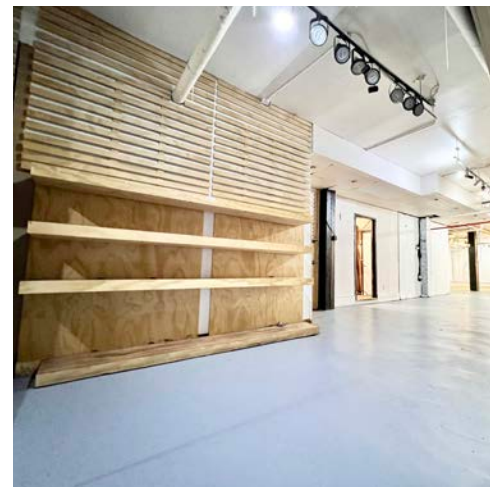
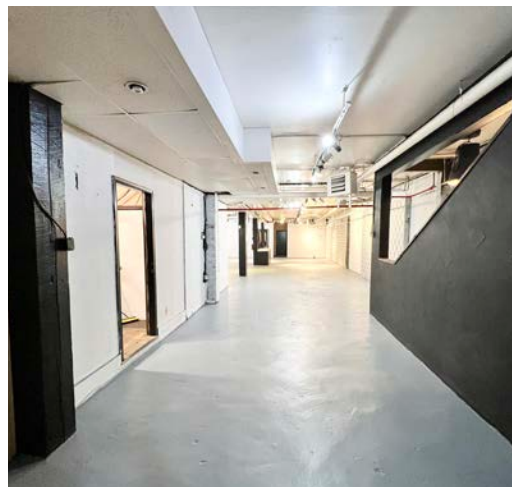
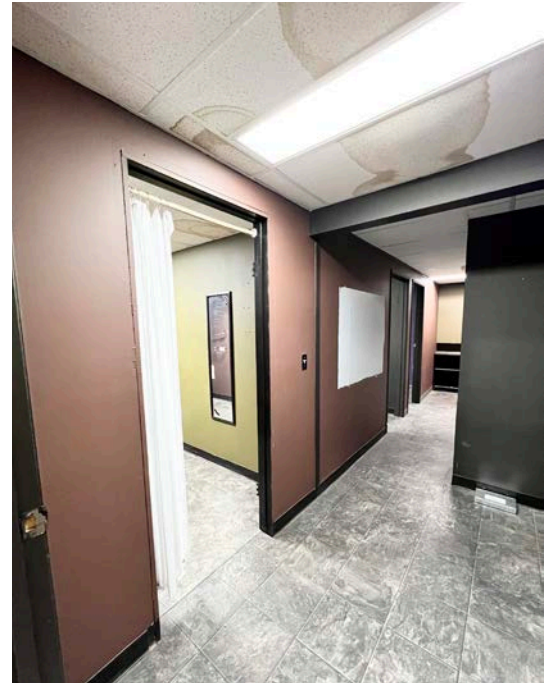
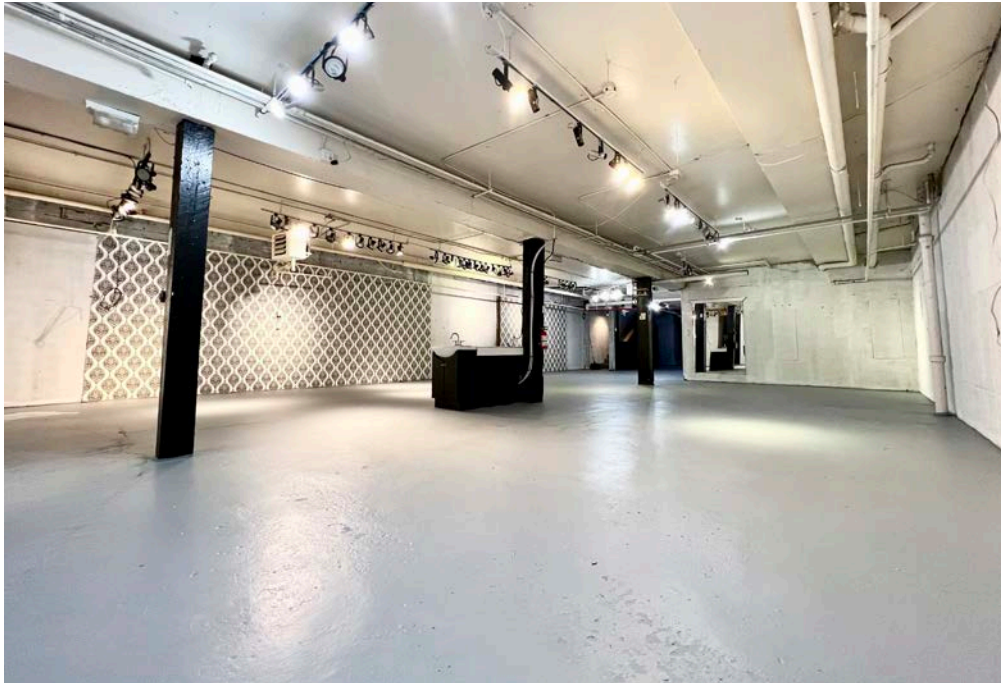
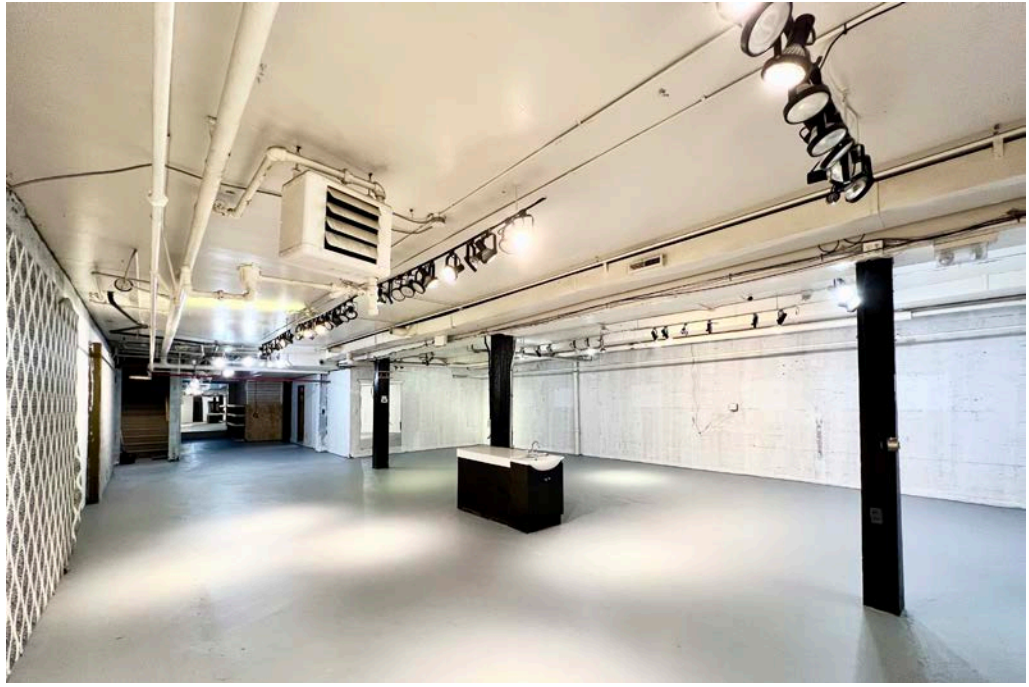
Website

Japanese Fast Food
Yoshi Express



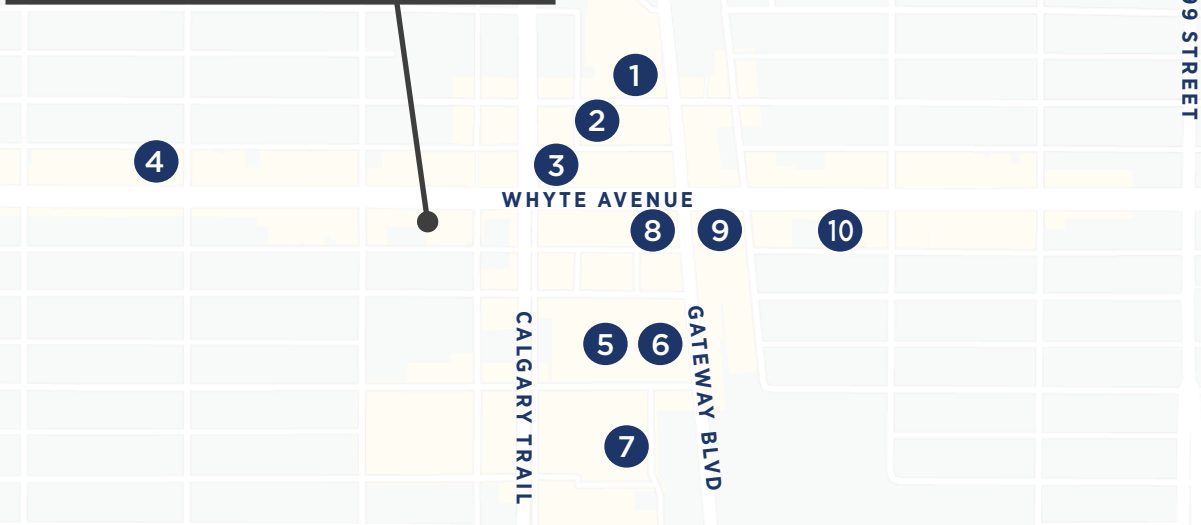
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DEMOGRAPHICS



82,459
Residents within 3km



148,038
Daytime population within 3km (2020)



28,000
Vehicles daily along Whyte Avenue



4,850+
Public transit commuters daily



DRIVE TIMES

| | |
|---------------|------------|
| Whyte Avenue | < 1 Minute |
| Gateway Blvd | 2 Minutes |
| Calgary Trail | 3 Minutes |
| U of Alberta | 6 Minutes |
| Downtown | 8 Minutes |

LOCAL BUSINESSES

- | | |
|-----------------------|-----------------------|
| 1. Strathcona Market | 6. MKT Fresh Food |
| 2. Varscona Theatre | 7. McDonald's |
| 3. BMO | 8. Hudsons Canada |
| 4. Varscona Hotel | 9. Station Park |
| 5. Shoppers Drug Mart | 10. Cat Cafe on Whyte |

CONTACT

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RE/MAX Commercial Capital | Ritchie Mill
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5
rcedm.ca | 780 757 1010

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.