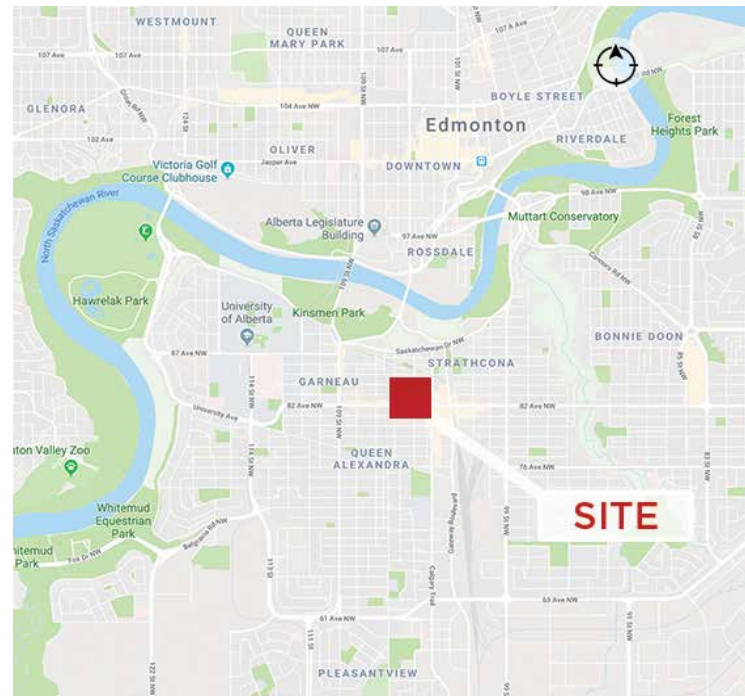




2,800 SF Retail Space Available

Property Highlights

- Nestled in a popular historic district, Whyte Avenue is one of Edmonton's trendiest shopping and entertainment districts
- The Avenue is home to several seasonal and all year-round festivals, live music, theatre, restaurants & some of the best shopping in the city
- The property is located within walking distance to the University of Alberta (37,830 students - 2015 census)
- Exposure to 24,700 vehicles per day (2016 traffic counts)



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FOR LEASE
**RETAIL OPPORTUNITY
ON WHYTE AVENUE**
10516 82 Avenue, Edmonton, AB

Building Details

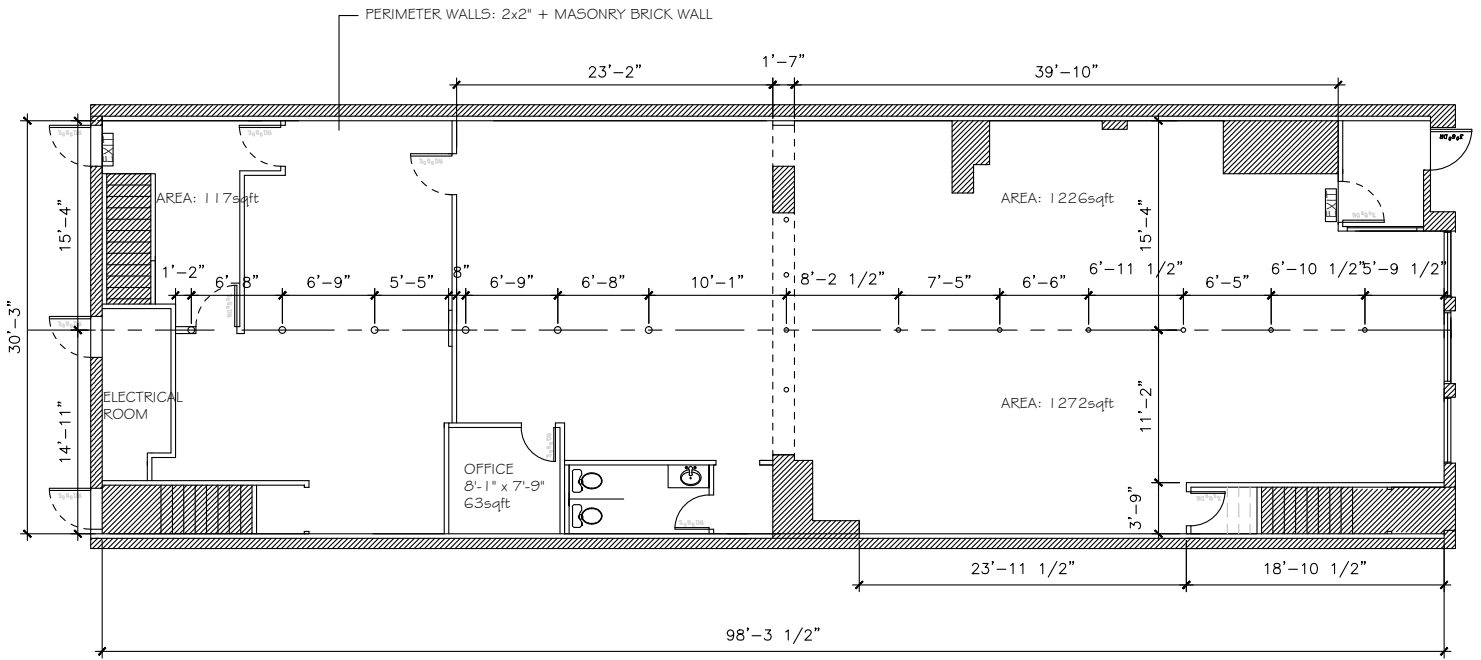
Size:	2,800 square feet available immediately
Zoning:	Zoning: CB2 (General Business Zone)
Vacancy Ideal For:	Fashion tenants, pharmacies, dental or other medical tenancies, music & book stores, hair salons, etc
Operating Costs:	Operating costs: (estimate) \$12.50 per square foot (include CAM, taxes, management & building insurance and utilities)
Rents:	Market



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Floor Plan



Property Photos



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