

10150 - 81 AVENUE

EDMONTON, AB

FOR LEASE

+/- 3,250 - 6,550 SF

OPPORTUNITY

Excellent opportunity to join Edmonton's energetic Whyte Ave area in newly renovated building at very competitive rates. The property is surrounded by various successful retail and service businesses. Connected to the heart of Whyte Avenue and a short walk to Gateway Boulevard and the University of Alberta.

HIGHLIGHTS

- 3,250 - 6,550 SF available shell space with 20 foot ceilings
- Front and rear outdoor patio opportunities possible
- Ample street and auxiliary parking
- Neighbouring tenants include IDA Pharmacy, Blush Lane, Dorinku Tokyo, Pablo Cheese Tart, Daughters Salon, MKT, Strathcona Spirits, Cat Café, and more.

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AREA + STATS

Enlivened by the vibrant, artistic essence of Whyte Avenue, Old Strathcona seamlessly merges its rich historical architecture with a youthful, energetic atmosphere, solidifying its status as one of Edmonton's most fashionable and favourable neighborhoods. This district is the cherished residence of the city's original commercial core and is to this day a thriving shopping hub. Adorned with a diverse array of distinctive local shops, one-of-a-kind art galleries, music stores, and stylish dining establishments and cafes, Old Strathcona has a unique and flourishing economy and community.

Gateway Boulevard	1 minute
Farmer's Market	2 minutes
99 Street	3 minutes
109 Street	6 minutes
University of Alberta	7 minutes



1,300
Vehicles per day



EXPOSURE
102 Street & Whyte Ave



PARKING
In front & behind building



TRANSIT
In direct proximity



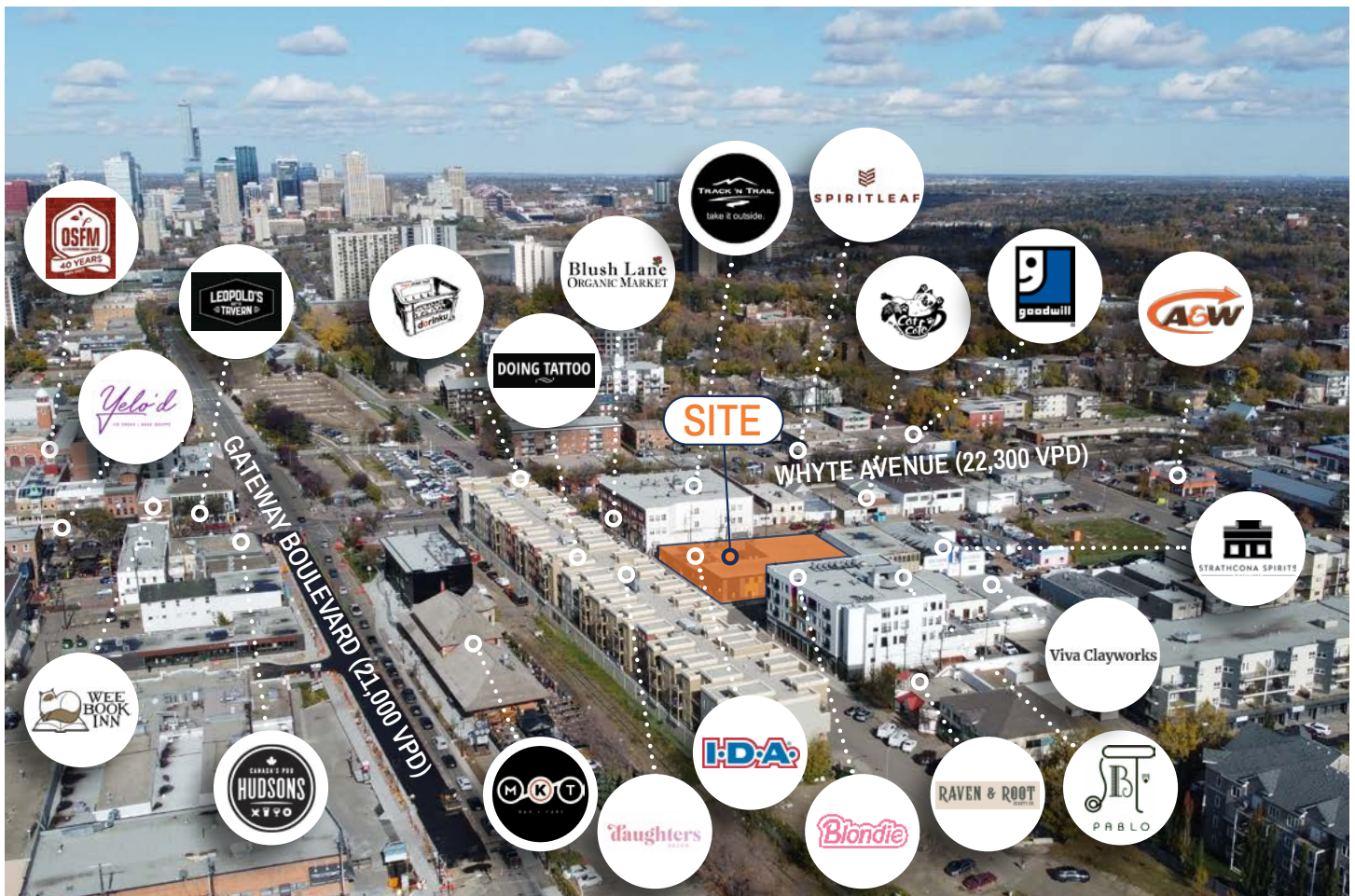
\$105,030
Average income within 3 km



79,576
Population within 3 km



TWO FLOORS
Retail and office space



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DETAILS + SITE

FLOOR PLAN



Municipal Address:	10150 - 81 Avenue NW, Edmonton	Parking:	Ample parking around building
Neighbourhood:	Ritchie	Zoning:	DC1 – Direct Development Control Provision
Legal Description:	Lot 26-28, Block 60, Plan I	Availability:	Immediately
Unit Sizes:	3,250 - 6,550 SF	Asking Rent:	Negotiable
Building Size:	13,790 SF	Additional Rent:	\$9.85 / SF (2025 est.)

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