

FOR LEASE THE EDWARD

8927 - 82 AVE, EDMONTON, AB



► 1,787 SF

► Casey McClelland

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OPPORTUNITY

Ideal opportunity for local businesses looking to join the Mill Creek area's hip commercial scene with trendy gentrifying communities such as Bonnie Doon, Ritchie and Strathcona in close proximity. This mixed-use building features main floor commercial space with residential rental suites above, adding excellent consumer density.

HIGHLIGHTS

- Headlease: 1,787 SF fully fixtured retail space available
- Sublease: +/- 1,200 SF retail space available with flexible deal terms
- Building has recently had significant interior and exterior renovations
- Excellent exposure to over 29,045 vehicles per day along Whyte Avenue
- Provides strong customer draw with daytime population reaching 93,193
- University of Alberta Campus Saint-Jean and Bonnie Doon Mall nearby
- Future LRT Valley Line and Bonnie Doon Station just 3 blocks away

Marcus & Millichap

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Bonnie Doon Mall **4 minutes**

U ofA Campus 9 minutes

Downtown Edmonton **11 minutes**

Southgate Centre **12 minutes**



EXPOSURE



PARKING



TRANSIT



\$78,149

55,400



MAIN FLOOR

high exposure
retail space



DETAILS + SITE MAP / THE EDWARD

8927 - 82 AVE, EDMONTON, AB

Municipal Address: 8927 - 82 Avenue, Edmonton

Signage: Fascia signage

Legal Description: Plan 5036S, Block 24, Lots 23 - 30

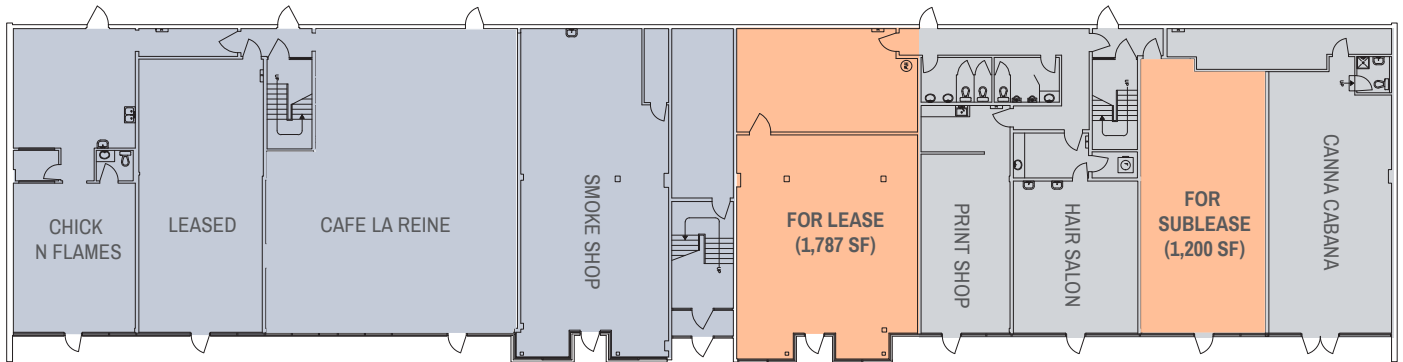
Parking: 27 front stalls, 48 rear stalls

Neighbourhood: King Edward Park

Vacancy: Headlease: 1,787 SF
Sublease: 1,200 SF - flexible deal terms

Zoning: CB1 - Low Intensity Business Zone
CSC - Shopping Centre Zone

Available: Immediately



WHYTE AVENUE (82 AVENUE)





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