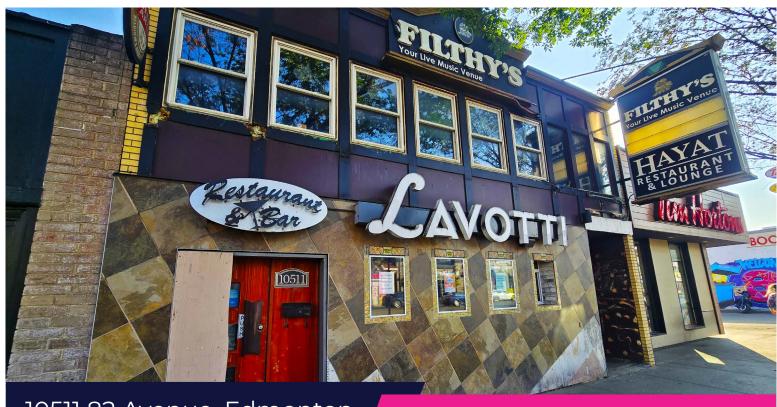


## FOR SALE/LEASE



10511 82 Avenue, Edmonton

**Commercial Building Whyte Ave** 



| Address:       | 10511 82 Avenue, Edmonton |
|----------------|---------------------------|
| Legal:         | Plan 1, Block 63, Lot 5   |
| Zoning:        | (MU) Mixed Use            |
| Site Size:     | 3,907 SF (+/-)            |
| Building Size: | 7,100 SF (+/-)            |
| Lower Level:   | 2,850 SF (+/-)            |
| Second Floor:  | 4,250 SF (+/-)            |
| Property Tax:  | \$47,610.72 (2025)        |
| Sale Price:    | \$2,888,000.00            |
| Op Costs:      | TBC                       |
| Base Rent:     | \$25.00/SF                |
| Possession:    | Immediate                 |



- Prime Whyte Avenue location for investor or owner/user
- Two storey commercial building demised for two tenants
- High pedestrian and vehicle traffic in Edmonton's vibrant and historic shopping and dining district
- Main floor and second floor can be leased together or separately
- Rear parking available (3 stalls)
- Lower Level former restaurant (60 occupancy)
- Second Floor former music venue/bar (150 occupancy) with some fixtures including bar with 16 taps, ventilation hood, gas lines and plumbing in kitchen



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## Properties features:







## Second Floor:



Music Venue/Bar



Large Bar w/16 Taps



Prime Whyte Avenue



Music Venue/Bar



Kitchen



Rear Parking Available



10511 82 Avenue, Edmonton











- Located in Whyte Avenue / 82 Avenue the main corridor itself, one of Edmonton's busiest urban streets with strong pedestrian and vehicle traffic
- Just few meters of Gateway Boulevard & Calgary Trail (104 Street / Hwy 2) major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport



| Year Built:   | 1979                              |
|---------------|-----------------------------------|
| Construction: | Steel + Concrete block            |
| Heat:         | Furnance + A/C for each floor     |
| Lighting:     | TBC                               |
| Power:        | 240 Volt, 200 Amp (TBV)           |
| Utilities:    | Separately metered between floors |



- 190,813 Residents
- 305,899 Daytime Population
- 2.7% Annual Growth (2023-2028)



Average household income: \$98,466



VEHICLES **PER DAY** 

Whyte Avenue: 26,500



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