



FLEX SPACE FOR LEASE

10320 80 AVENUE | EDMONTON | AB

Bonus commission available for
outside agents

Tenant Incentive Packages
Available & Economical Rates

Ongoing improvements
including fresh paint & LED lights

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate

780.953.9072

ben.ashworth@omada-cre.com

NICOLE MCKAY

Associate

780.221.7262

nicole.mckay@omada-cre.com

RYAN ZABLOSKI

AVISON YOUNG | Principal

780.702.0691

ryan.zabloski@avisonyoung.com

AVISONYOUNG.CA

OMADA-CRE.COM

780.428.7850

780.540.5320

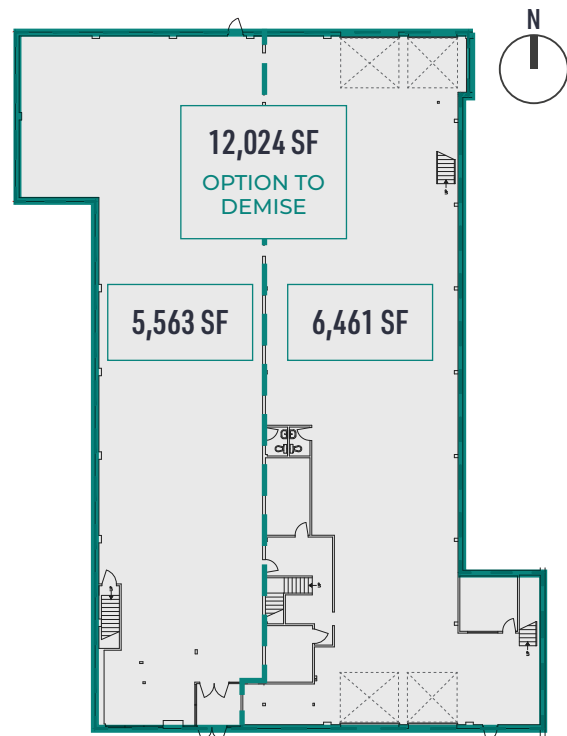
**AVISON
YOUNG**

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	+/- 12,024 SF
Basic Rent	Negotiable
Additional Rent (2026 est.)	\$7.35 PSF + 4% Admin Fee
Available	Immediately
Parking	Surface Lot & Street Parking <i>Opportunity for additional parking at discounted rates, contact agent for details</i>
Loading	(4) 14'x10' Grade Doors
Zoning	MU (Mixed Use)
Sprinklered	Yes
Ceiling Height	21'10" ft to deck 20 ft to underside of joist

FLOOR PLAN



PROPERTY HIGHLIGHTS



CENTRAL
LOCATION



GRADE
LOADING



HIGH
EXPOSURE



AMPLE
PARKING



TENANT
INCENTIVES



LARGE
SHOWROOM

- Large format retail/showroom opportunity in the heart of Old Strathcona with high exposure and drive-thru loading ability
- The property features high ceilings, brick and beam construction, and historic design elements
- Central location between Gateway Boulevard and Calgary Trail with ample parking on site
- Ideal for large format restaurant, brewery, distillery, retail and showroom users

PROPERTY OVERVIEW



LOCATION OVERVIEW

WHYTE AVENUE is one of Edmonton's premier dining and entertainment districts, famous for hospitality, shopping, and many festivals the area hosts annually. The neighborhood is comprised of medium density multifamily residential buildings, mature single family neighborhoods and a diverse mix of local, regional and national retailers and service providers along Whyte Avenue

98

WALK
SCORE

98

BIKE
SCORE



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). 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, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. March 17, 2026

AVISON YOUNG

2100 Edmonton Tower
10111 104 Ave NW
Edmonton, AB T5J 0J4

OMADA COMMERCIAL

1400 Connect Tower
10020 101A Ave,
Edmonton, AB T5J 3G2