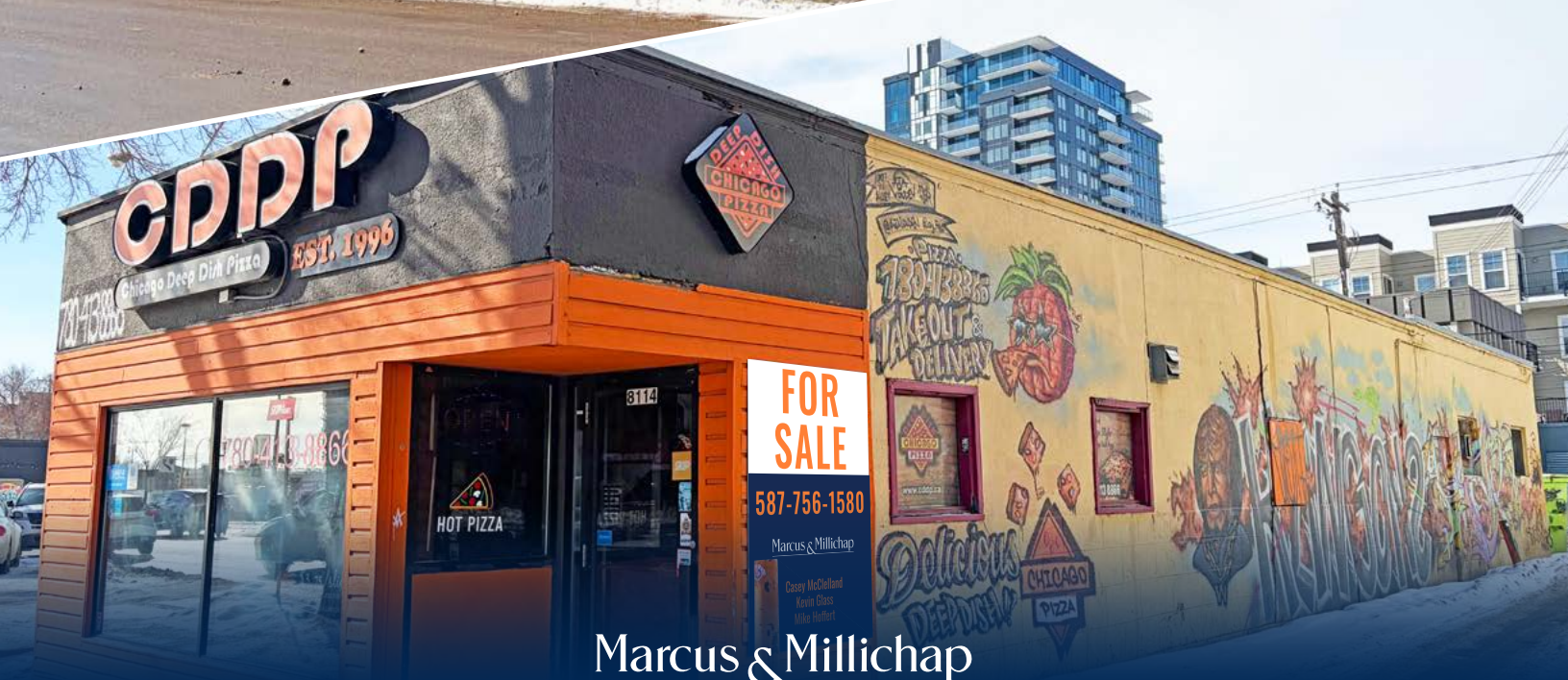


FOR SALE WHYTE & 104

10401 82 AVENUE & 8114 104 STREET, EDMONTON, AB

TWO STOREY BRICK BUILDING
CHICAGO DEEP DISH BUILDING

CAN PURCHASE INDIVIDUALLY OR TOGETHER



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OVERVIEW / WHYTE & 104

10401 82 AVENUE & 8114 104 STREET, EDMONTON, AB

THE OPPORTUNITY

Located in the heart of Old Strathcona, these properties are positioned along Whyte Avenue, one of Edmonton's most active urban corridors, home to nearly 700 independent shops, cafés, theatres, and cultural venues that create a vibrant, walkable environment year-round. Known for its blend of early-1900s architecture and modern urban energy, Old Strathcona attracts steady pedestrian traffic from surrounding neighbourhoods and the nearby University of Alberta. The district continues to evolve through thoughtful reinvestment, including mixed-use projects such as Raymond Block, which integrate contemporary design within the historic streetscape.

Among the area's key commercial properties is the Chicago Deep Dish Pizza building at 10201 82 Avenue, a long-standing Whyte Avenue landmark known for anchoring a high-traffic retail block. The two storey brick building at 8114 104 Street benefits from strong exposure along this major connector route, providing excellent accessibility while remaining steps from Whyte Avenue's amenities. Together, these locations offer exceptional visibility, strong foot and vehicle activity, and access to one of Edmonton's most culturally rich and commercially dynamic districts, making them highly attractive opportunities for tenants seeking presence in Old Strathcona.



HIGHLIGHTS

- Opportunity to purchase 2 separately titled properties along Whyte Avenue and 104th Street in the heart of Edmonton's vibrant shopping and entertainment district
- Can be purchased individually or together
- Great Owner/User opportunity
- Positioned along major traffic intersection with excellent exposure to over 38,226 vehicles per day
- Excellent signage visibility

SALIENT DETAILS

TWO STOREY BRICK BUILDING

Municipal Address: 10401 82 Avenue NW, Edmonton, AB

Legal Description: Plan I, Block 62, Lots 6,7 & 8

Zoning: [Direct Development Control Provision \(DC1 \(20476\)\)](#)

Building Area:
Main Floor 2,525 SF Leased (expires 2034)
Second Floor 2,715 SF Vacant
Basement 1,903 SF Vacant

Site Size: 2,849 SF

Current NOI: \$75,750

Asking Price: \$2,450,000

CHICAGO DEEP DISH BUILDING

Municipal Address: 8114 104 Street NW, Edmonton, AB

Legal Description: Plan I, Block 62, Lots 4

Zoning: [Direct Development Control Provision \(DC1 \(20476\)\)](#)

Building Area: Main Floor +/-1,500 SF

Site Size: 3,566 SF

Current NOI: \$55,125

Asking Price: \$800,000

Parking: 6 tandem stalls (12 total)

Tenant: CDDP on a month to month lease

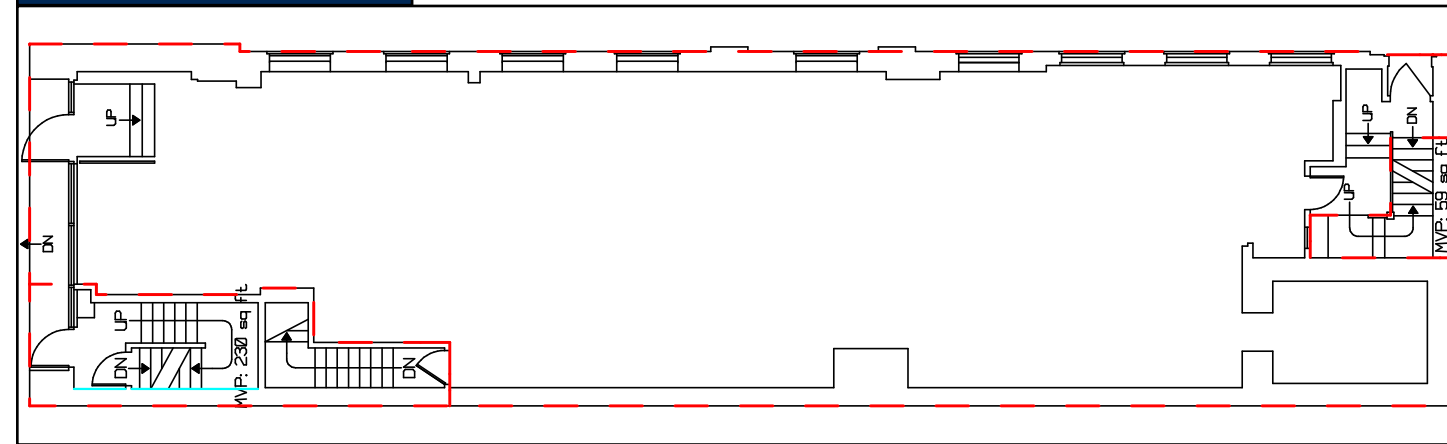


PLANS + TENANT PROFILE / WHYTE & 104

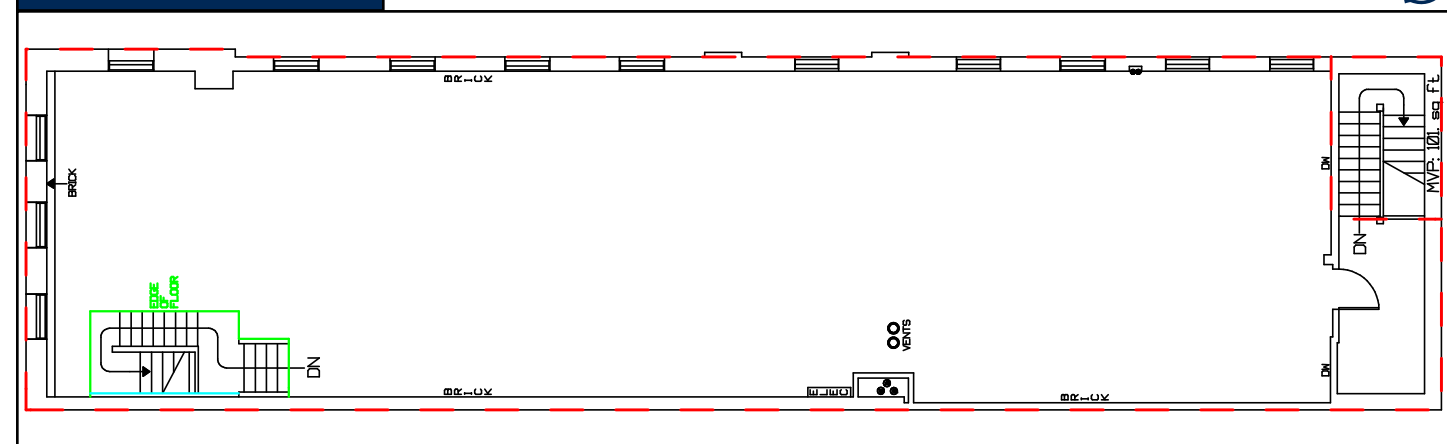
10401 82 AVENUE & 8114 104 STREET, EDMONTON, AB

TWO STOREY BRICK BUILDING

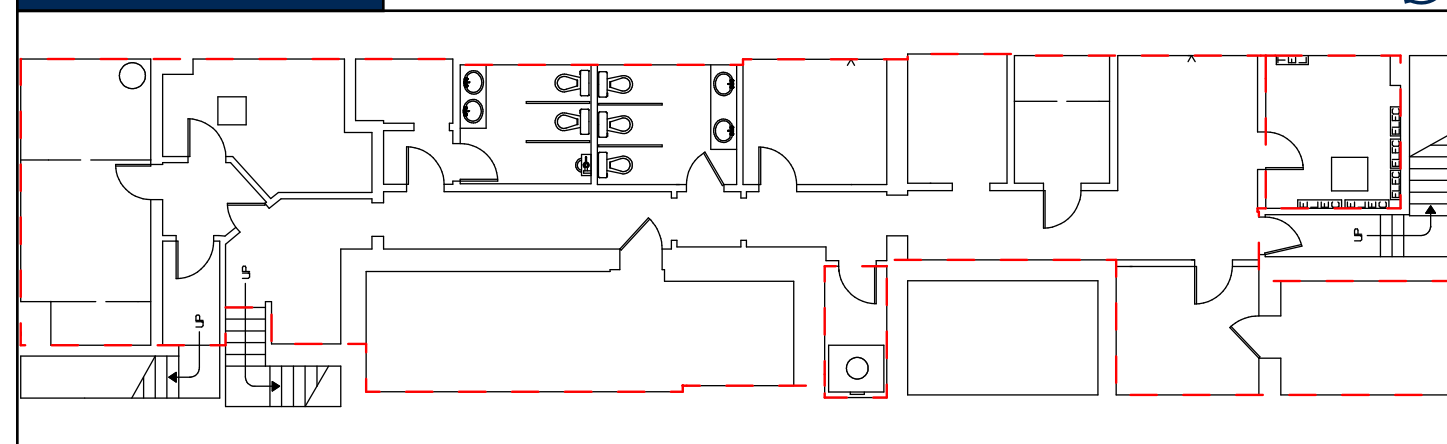
MAIN FLOOR: 2,525 SF 10401 82 AVENUE



2ND FLOOR: 2,715 SF 10401 82 AVENUE



BASEMENT: 1,903 SF 10401 82 AVENUE

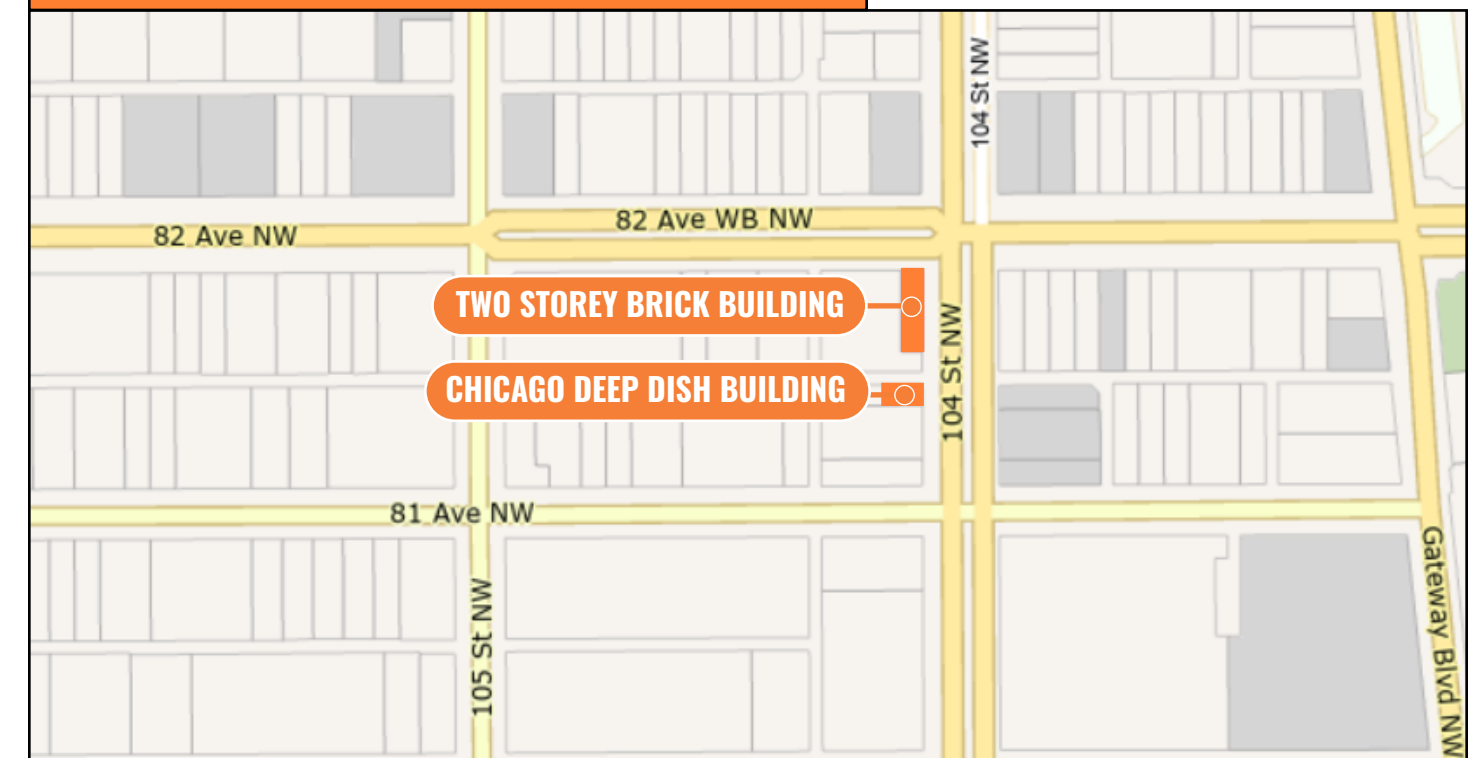


CHICAGO DEEP DISH BUILDING

MAIN FLOOR: 1,500 SF 8114 104 STREET



SITE PLAN: 10401 82 AVENUE & 8114 104 STREET



TENANT PROFILE

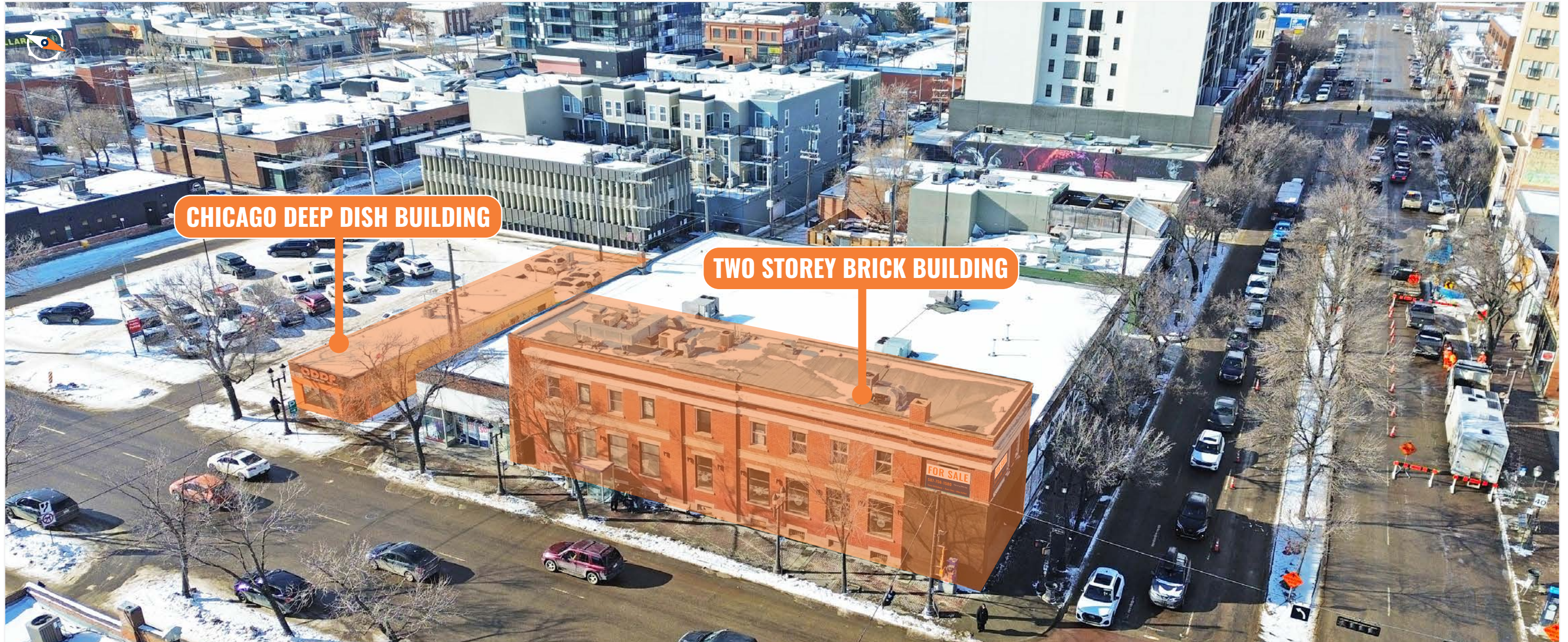


Chicago Deep Dish Pizza

Since 1996, Chicago Deep Dish Pizza has been serving Edmonton its signature take on authentic Chicago-style deep dish, earning a reputation as one of the city's most enduring and beloved pizza institutions. Known for its thick, square, Chicago deep-dish style, each pizza delivers exceptional value, roughly 30% larger than a traditional round pizza of the same size, has kept locals loyal for decades. With locations on Whyte Avenue (8114 104 Street) and in the West End, Chicago Deep Dish Pizza continues to deliver a satisfying, comfort-food experience built on quality, consistency, and bold flavour. Whether for takeout, delivery, or a late-night bite, it remains a go-to destination for Edmonton's best deep dish.

AREA + STATS / WHYTE & 104

10401 82 AVENUE & 8114 104 STREET, EDMONTON, AB



CHICAGO DEEP DISH BUILDING

TWO STOREY BRICK BUILDING



38,226

Traffic Count
Along Whyte Avenue



\$101,900

Average Income
within a 3km radius



88,022

Population
within a 3km radius



15.8%

Projected Population Growth Rate
(2025 - 2030)



36 Years Old

Median Age



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