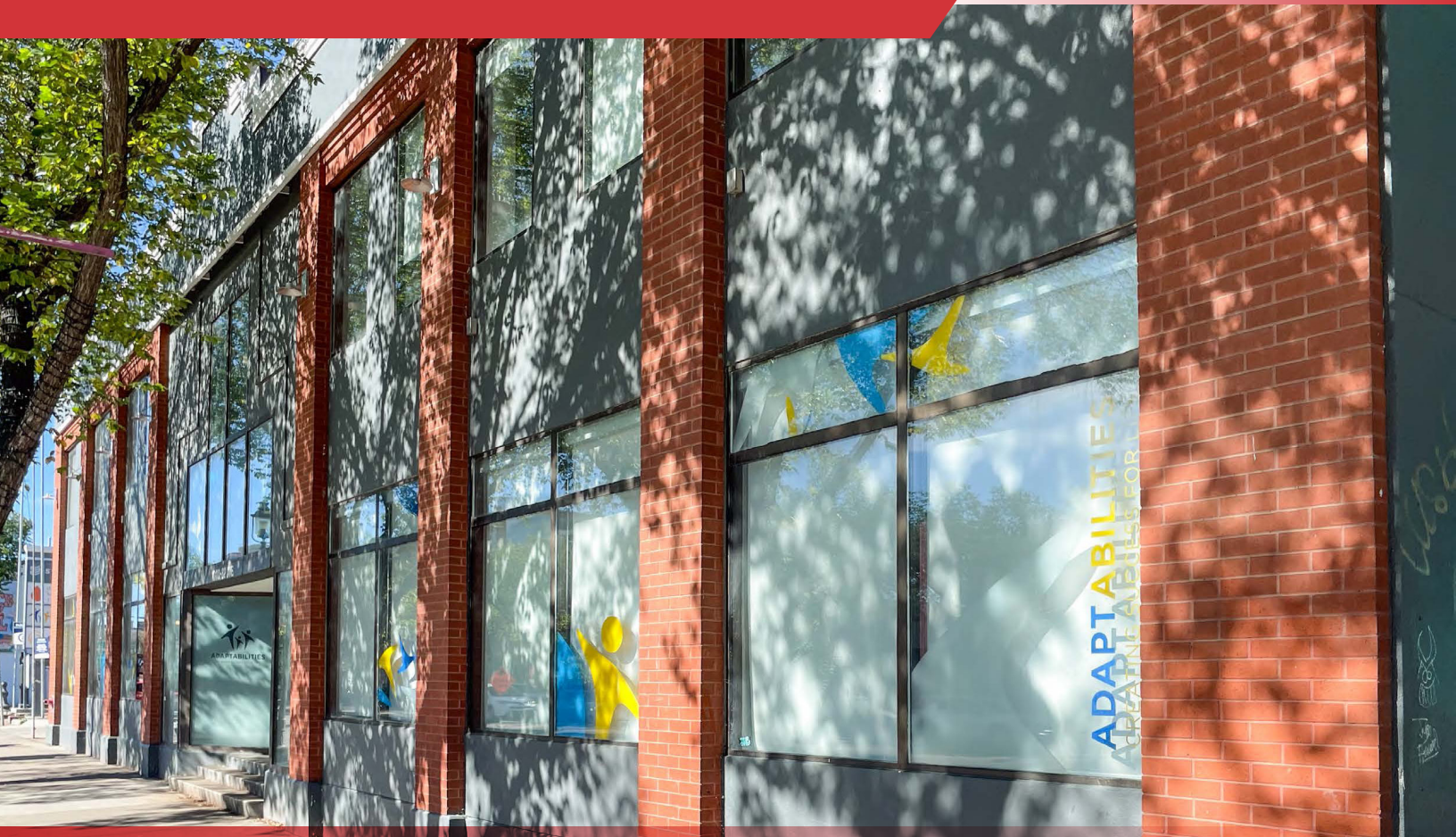


FOR LEASE

MAIN FLOOR OFFICE & RETAIL SPACE

NAI Commercial



10130 - 82 AVENUE | EDMONTON, AB | OFFICE & RETAIL

PROPERTY DESCRIPTION

- Prime exposure and ease of access along Whyte Ave.
- Elevator access available.
- Zoning allows for a wide variety of uses including, office, health services, child care and many more.
- Abundance of surface parking available on site.
- Join current tenants Spiritleaf, Drop the Ink, Goodwill and Bitcoin Well.

DAN BUDMAN
 Vice President, Office Division
 587 338 3338
 dbudman@naiedmonton.com



188,115
DAYTIME POPULATION



2.7%
ANNUAL GROWTH
2023-2033



180,398
EMPLOYEES



\$6.5B
CONSUMER SPENDING



18,434
82 AVENUE WEST
OF 101 STREET



\$95,255
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 5 KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



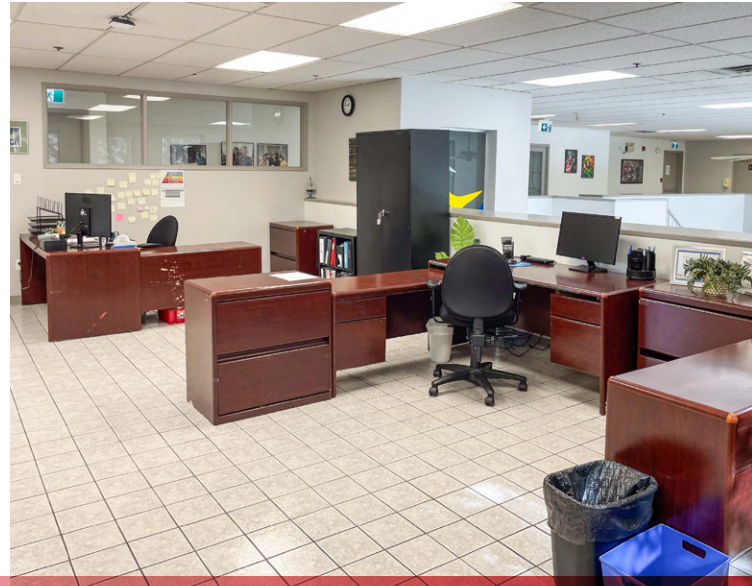
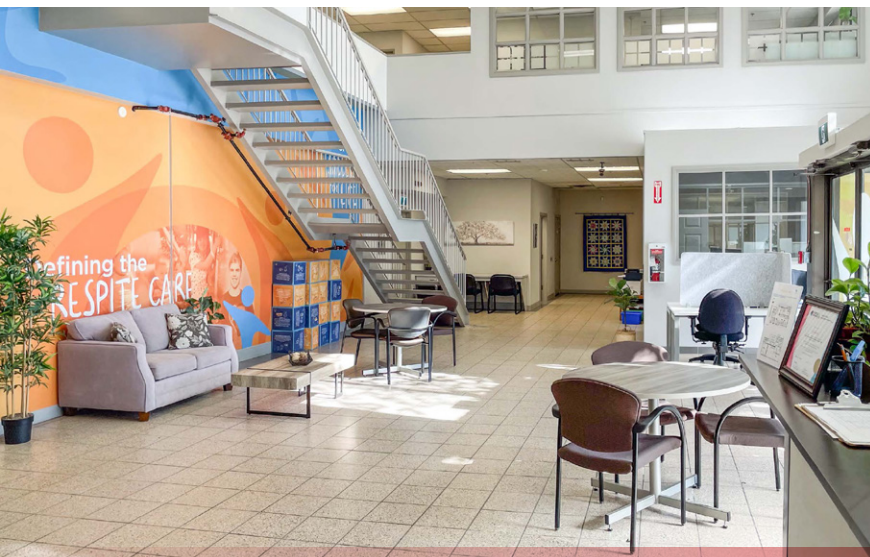
780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

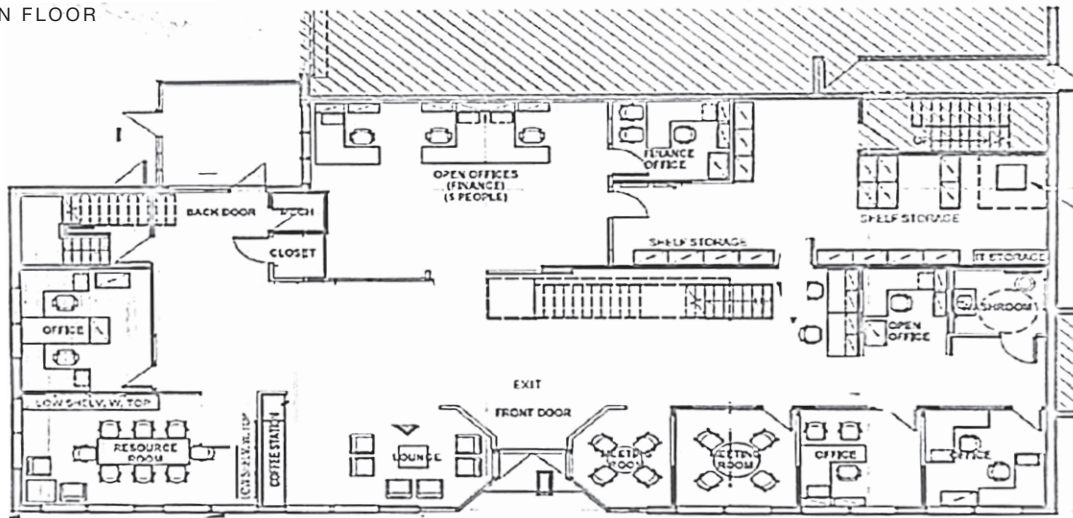
SIZE	7,150 sq.ft.±
LEGAL DESCRIPTION	Plan I Blk 69 Lot 6,7,8,9,10,11
ZONING	Mixed Use (MU h16 f3.5 cf)
AVAILABLE	September 1, 2026
PARKING	Ample Surface - \$150 per month/stall
LEASE RATE	Market
OPERATING COSTS	\$8.00/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance & management fees.



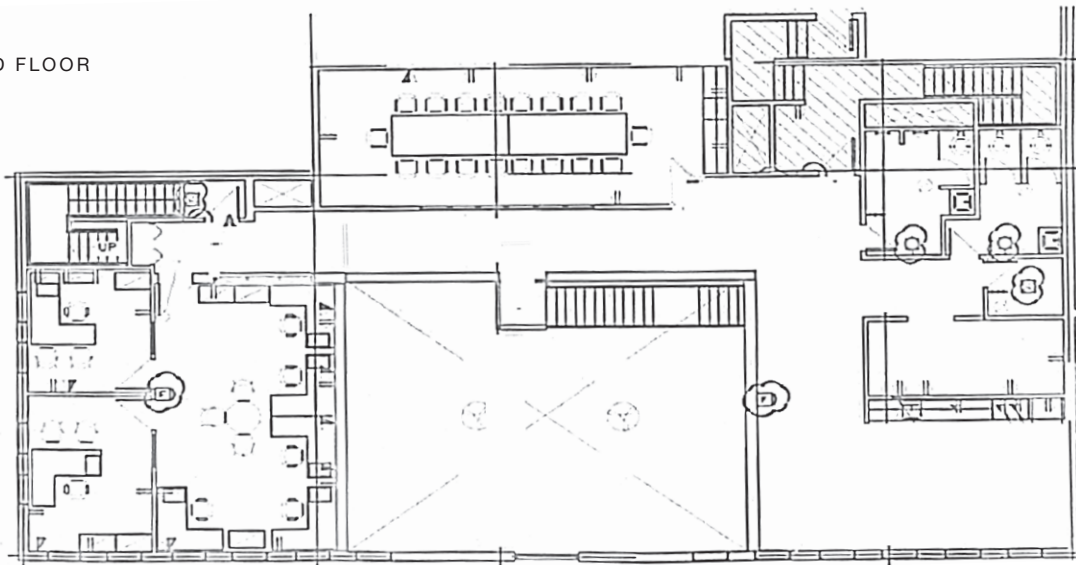


FLOOR PLAN

MAIN FLOOR



2ND FLOOR



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

