

FOR LEASE SHEPPARD BLOCK

10314 - 82 AVE, EDMONTON, AB



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OVERVIEW / SHEPPARD BLOCK

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OPPORTUNITY

Rare opportunity to lease within an iconic character building located in the heart of Whyte Avenue, which is one of Edmonton's most iconic districts. Whyte Avenue is one of the highest pedestrian traffic areas and enjoys a unique mix of local boutique and regional and national tenant.



HIGHLIGHTS

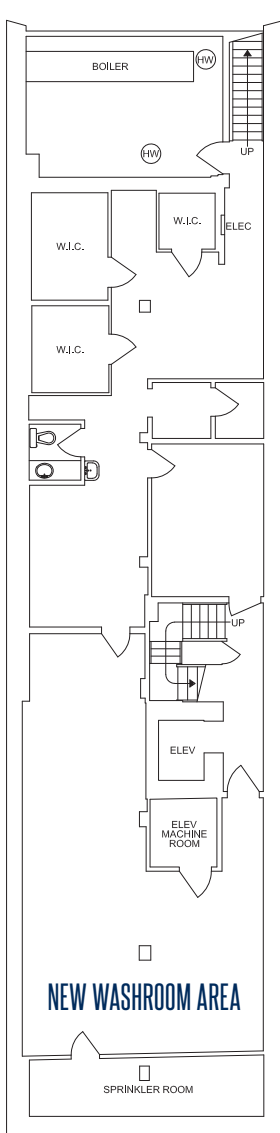
- Vacancy 1: 3,904 SF+/-, entire basement and main floor available for lease, previously operated as a restaurant (basement 1,750 SF+/-, main floor 2,150 SF+/-)
- Vacancy 2: 2,100 SF+/-, entire second floor office space with direct access, via stairwell, from Whyte Avenue
- Vacancy 3: 1,764 SF office space on the 4th floor
- Elevator & stairwell access to all floors
- Area retailers include El Cortez restaurant, Starbucks, Hudson's Pub, Dorinku Restaurant, Leopolds and more
- Prime exposure commercial space in character building on Whyte Avenue
- Building substantially renovated in 1995 to include elevator, sprinklers, new mechanical, etc.
- Exposure to over 24,685 vehicles per day along Whyte Avenue



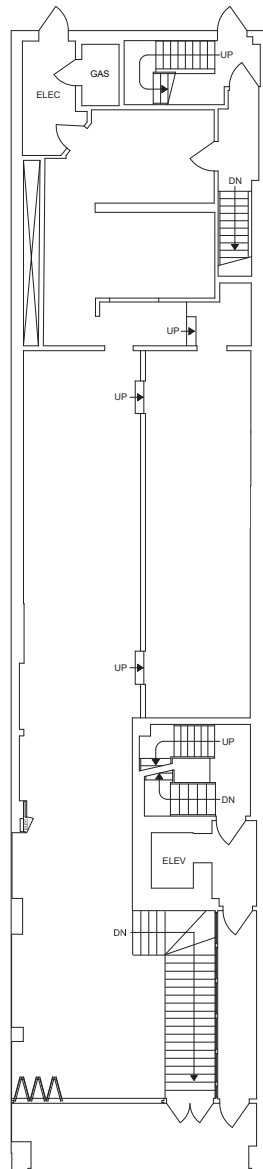
FLOOR PLANS / SHEPPARD BLOCK

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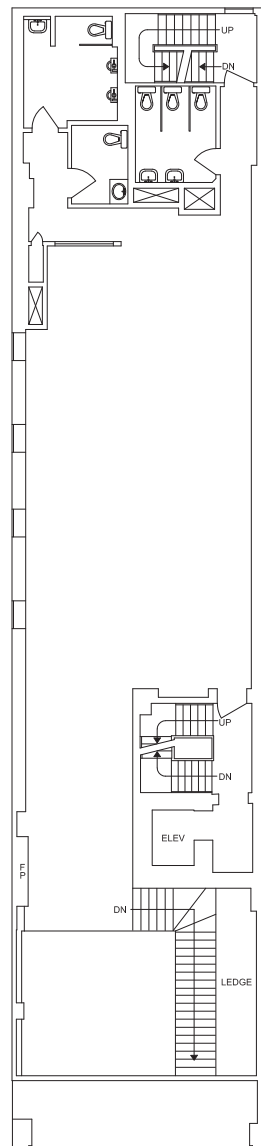
FLOOR	UNIT	SIZE	TENANT
BASEMENT	BSMT	1,754 SF	VACANT
MAIN FLOOR	100	2,150 SF	VACANT
2ND FLOOR	200	2,100+/-	VACANT
3RD FLOOR	301	928 SF	DANCE STUDIO
3RD FLOOR	302	735 SF	PHOTOGRAPHER
3RD FLOOR	303	938 SF	PHOTOGRAPHER
4TH FLOOR	402	1,764 SF	VACANT



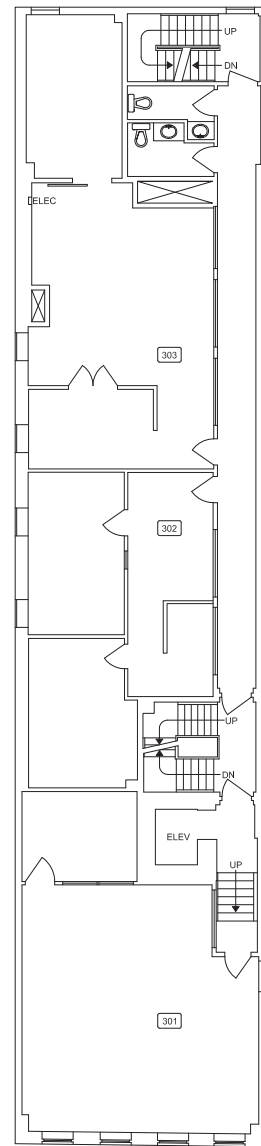
BASEMENT*



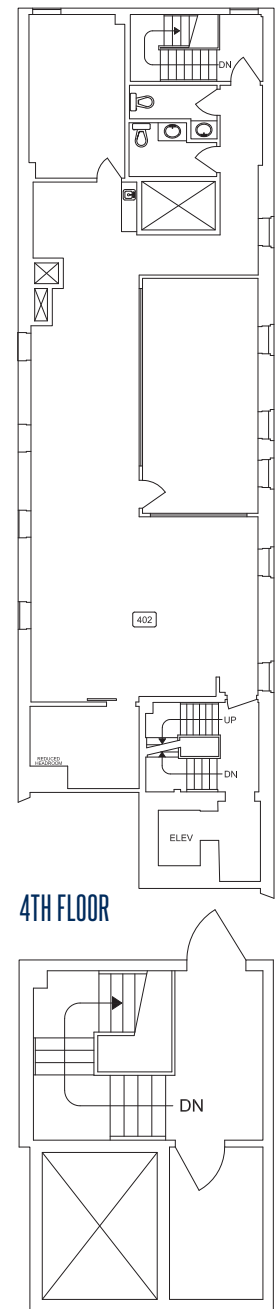
MAIN FLOOR*



2ND FLOOR*



3RD FLOOR



4TH FLOOR

5TH FLOOR

*AS-BUILT FLOOR PLANS NOT EXACTLY AS SHOWN

AREA + STATS / SHEPPARD BLOCK

10314 - 82 AVE, EDMONTON, AB

Municipal Address: 10314 - 82 Avenue, Edmonton

Zoning: DC1 (18432) - Direct Development Control Provision

Legal Description: Plan I, Block 68, Lot 2 & 3

Vacancy: +/-1,754 SF (Basement), 2,150 SF (Main Floor)
+/-2,100 SF (2nd Floor), 735 SF (3rd Floor), 1,764 SF (4th Floor)

Lease Rate: Market

Operating Costs: TBD

University of Alberta 5 minutes

Downtown 8 minutes

Southgate Mall 8 minutes

WEM 17 minutes

Sherwood Park 18 minutes



24,685
vehicles
per day



EXPOSURE
Iconic Whyte
Avenue



PARKING
street parking &
paid parking lots



TRANSIT
in close
proximity



\$99,969
household income
average within 3 km



55,910
population
within 3 km



BUILDING
commercial building
for sale

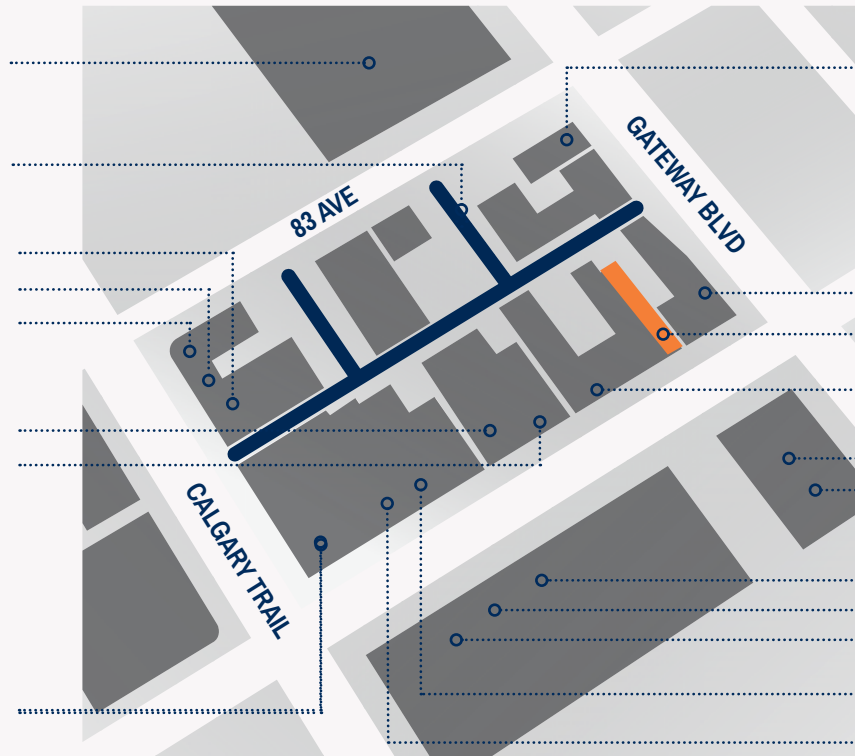
OLD STRATHCONA
FARMERS MARKET

STRATHCONA
ALLEY PROJECT

SMOKY BEAR
ORIGINAL APPAREL
LYON

JOHN FLUEVOG
MARS & VENUS

MAIN ON WHYTE



EL CORTEZ

LEOPOLD'S

SHEPPARD BLOCK

REGENT OPTICAL

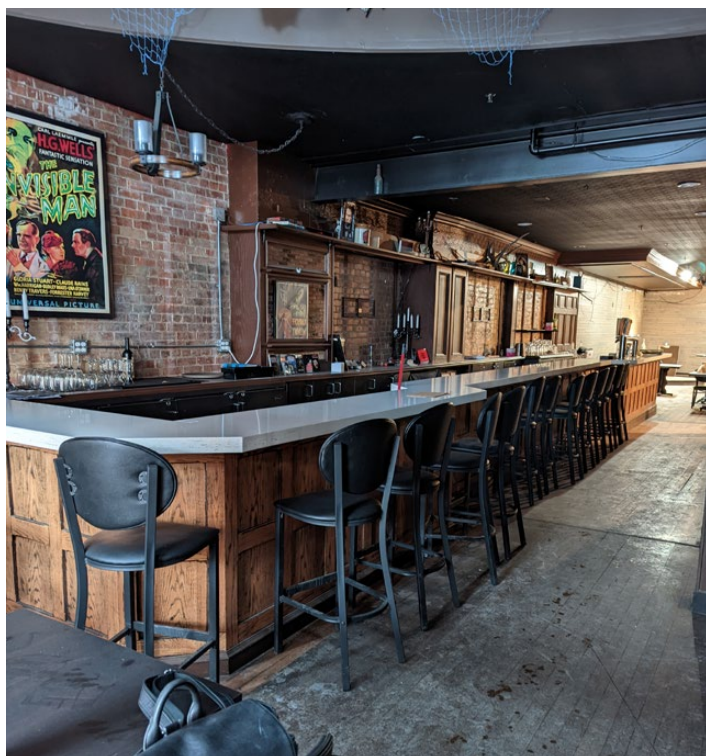
HUDSONS
PLUSH

CINNAHOLIC
THE ALMANAC
BLOCK 1912
THE AVENUE
CLOTHING CO.
RIPE TOMATO PIZZA

INTERIOR PHOTOS / SHEPPARD BLOCK

10314 - 82 AVE, EDMONTON, AB

MAIN FLOOR



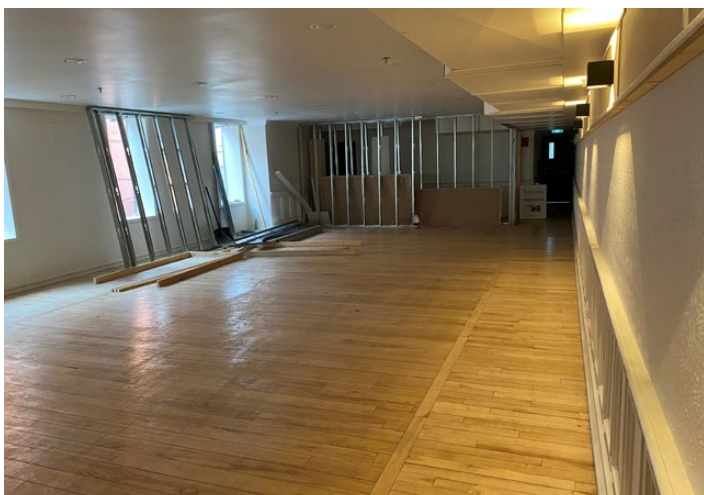
INTERIOR PHOTOS / SHEPPARD BLOCK

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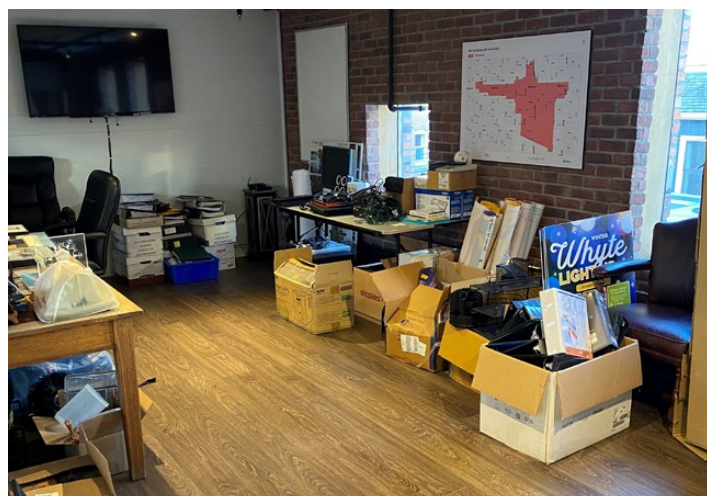
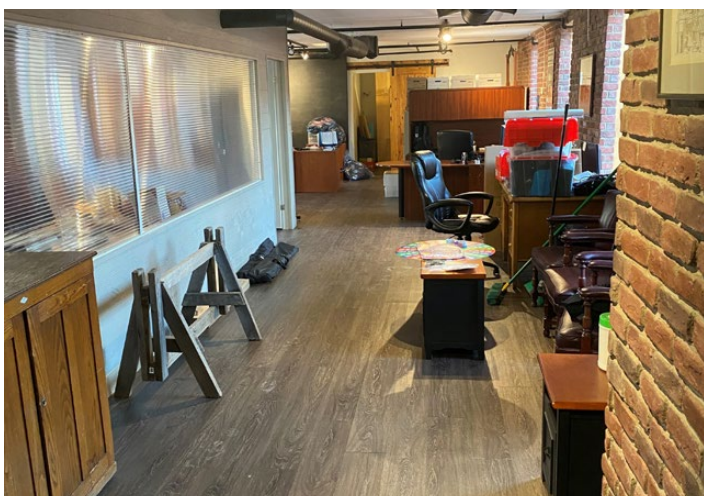
COMMON AREA



UNIT 201



UNIT 401





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