

RARE RETAIL INVESTMENT OPPORTUNITY ON WHYTE AVENUE

10439 - 82 AVENUE | EDMONTON, ALBERTA

For Sale



HUGHES
COMMERCIAL
REALTY GROUP

RE/MAX
COMMERCIAL
CAPITAL



- Rare ownership opportunity with established tenants who regularly capitalize on the vibrant nightlife and pedestrian traffic along Whyte Avenue
- 3 tenants in place with two of the tenants on new 5-year leases with renewal options, consisting of the Buckingham Bar who's been operating from this location for 20+ years, VapeX retail store and Canadian Pies and Donair
- Upside potential from securing a $\pm 2,870$ square foot lower level tenant with modest improvements required to the space, currently being advertised as bonus leasable space for the new owner
- Each leasable area has direct pedestrian access off Whyte Avenue and one designated parking stall at the rear of the building
- The building has been under local Edmonton ownership for over 25+ years and has provided consistent income for decades

CONTACT

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HCR Group | RE/MAX Commercial Capital
#302, 10171 Saskatchewan Drive
Edmonton, AB T6E 4R5 | 780 757 1010

FOR SALE | RETAIL INVESTMENT ON WHYTE AVENUE

PROPERTY DETAILS

| | |
|--------------------|---|
| Address | 10439 - 82 Avenue Edmonton, Alberta |
| Year Built | 1950's |
| Neighbourhood | Strathcona / Whyte Avenue |
| Building Size | ± 8,750 SF (includes lower level SF) |
| Lot Size | ± 4,353 SF ± 0.10 Acres |
| Lot Dimensions | ± 50' of frontage and 87' of depth |
| Zoning | DC1 (20476) - Historical Commercial |
| Parking | 1 reserved stall included in each lease at rear of building |
| # of Tenancies | 3 |
| Rent Roll & Leases | Available with a signed CA, please contact listing agent |

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Sale Price: \$2,450,000

TENANTS

The Buckingham



1,000+ 5-Star Reviews

thebuckingham.ca

Canadian Pies & Donair



300+ 5-Star Reviews

canadianpies.ca

VapeX



150+ 5-Star Reviews

vapexxx.ca



DRIVE TIMES *From Site*

| | |
|--------------------------------|------------|
| University of Alberta | 2 Minutes |
| Downtown Edmonton | 5 Minutes |
| Anthony Henday Highway | 15 Minutes |
| Edmonton International Airport | 25 Minutes |



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, cannot be warranted nor form a part of any future contract. All measurements and volumes need to be independently verified by the Purchaser.

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