

FOR LEASE

±2,100 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9912 - 82 Avenue, Edmonton, AB

HIGH EXPOSURE WHYTE AVE RETAIL

Property Highlights

- Prime Whyte Ave location just off 99 Street
- High exposure to foot traffic and 27,980 VPD
- 5 parking stalls included
- Flexible layout suitable for a wide range of uses
- Easy access to public transit



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

High Exposure Whyte Ave Retail

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

High Exposure Whyte Ave Retail

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 9912 - 82 Avenue, Edmonton, AB

Building Size: 2,100 Sq. Ft. (+/-)

Zoning: Mixed Use (MU)

Parking: Rear parking and street parking

Power: 2 Phase | 225 AMP
*Potential to be upgraded to 3 Phase

Neighbourhood: Strathcona

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$24.50/Sq. Ft.

Op Costs: \$9.50/Sq. Ft. (Est. 2025)

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Vada Giguere

Executive Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

Demographics within 5KM

