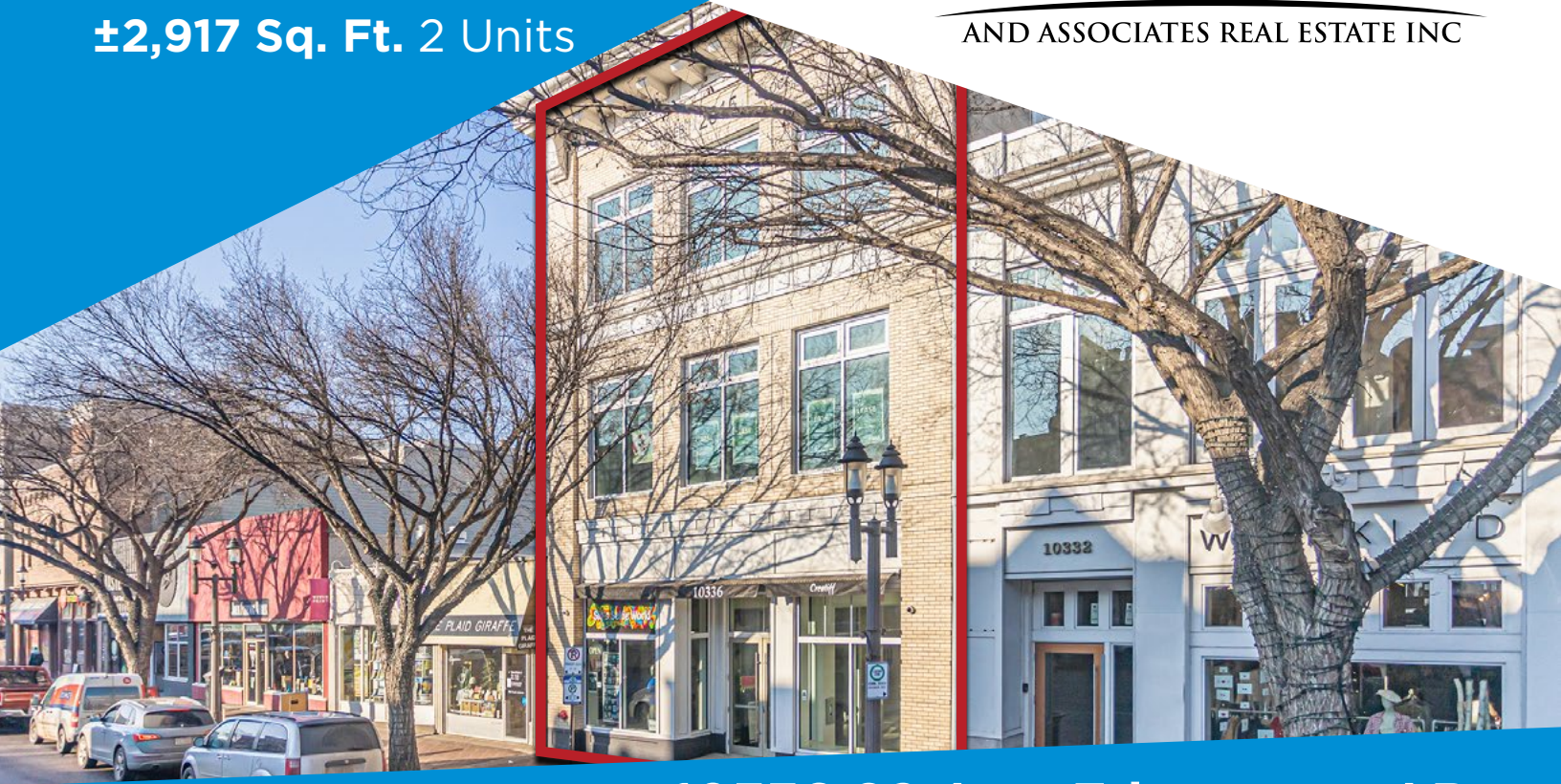


FOR LEASE

±2,917 Sq. Ft. 2 Units

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10336 82 Ave, Edmonton, AB

WHYTE AVENUE OPPORTUNITY

Property Highlights

Main Floor LEASED ±1,996 Sq. Ft. plus gross up to ±2,164 Sq. Ft.

- Highly visible small retail space benefiting from strong pedestrian traffic.
- Direct exposure to Whyte Ave, access through the back onto a block with alley retailers

2nd Floor *can be demised up to ±2,917 Sq. Ft.

- Versatile shell-space well-suited for service-based business.
- Ideal for dance studios, fitness studio, yoga, and various professional and financial services

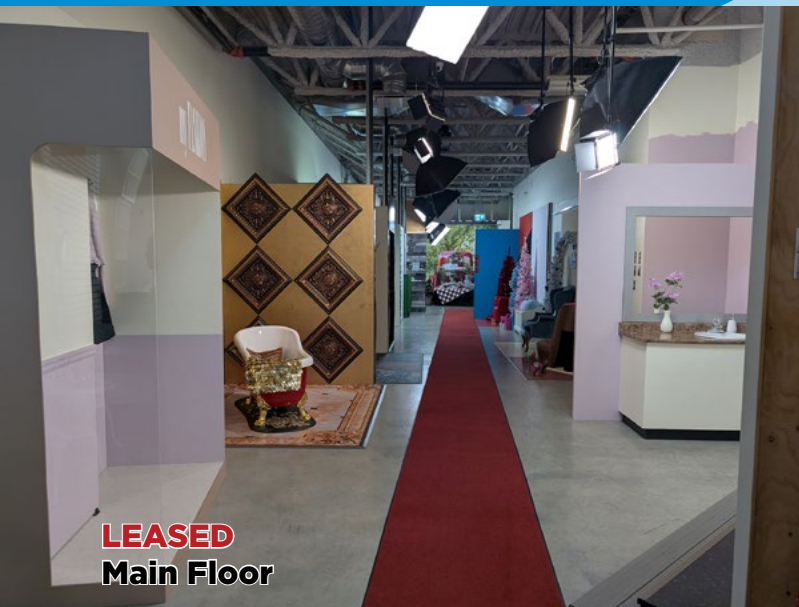
3rd Floor ±2,917 Sq. Ft.

- Turnkey, fully built-out dental office with 6 existing operatories and infrastructure in place for 2 additional operatories. Space is move-in ready; equipment and chattels available for purchase separately.
- Office, reception, sterilization area, high-end air filters

FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



LEASED
Main Floor



2nd Floor



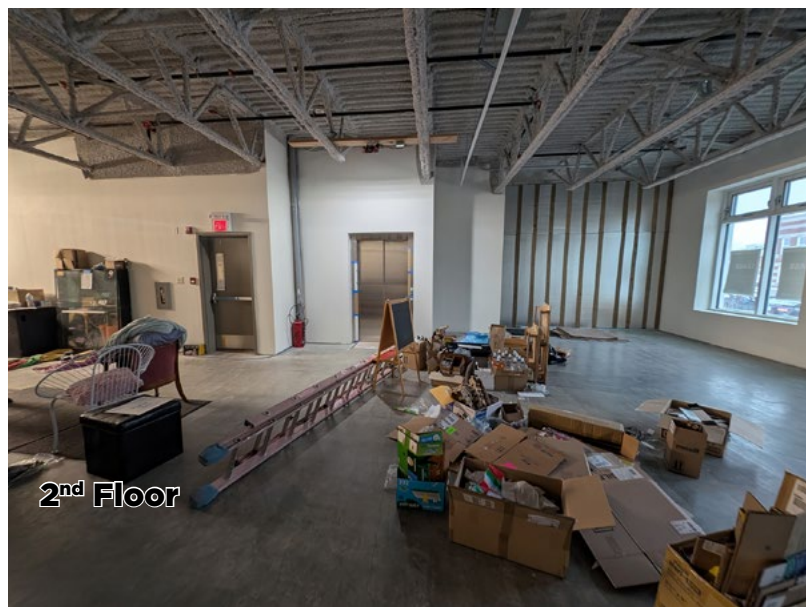
LEASED
Main Floor



2nd Floor



LEASED
Main Floor



2nd Floor

FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

3rd Floor



FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

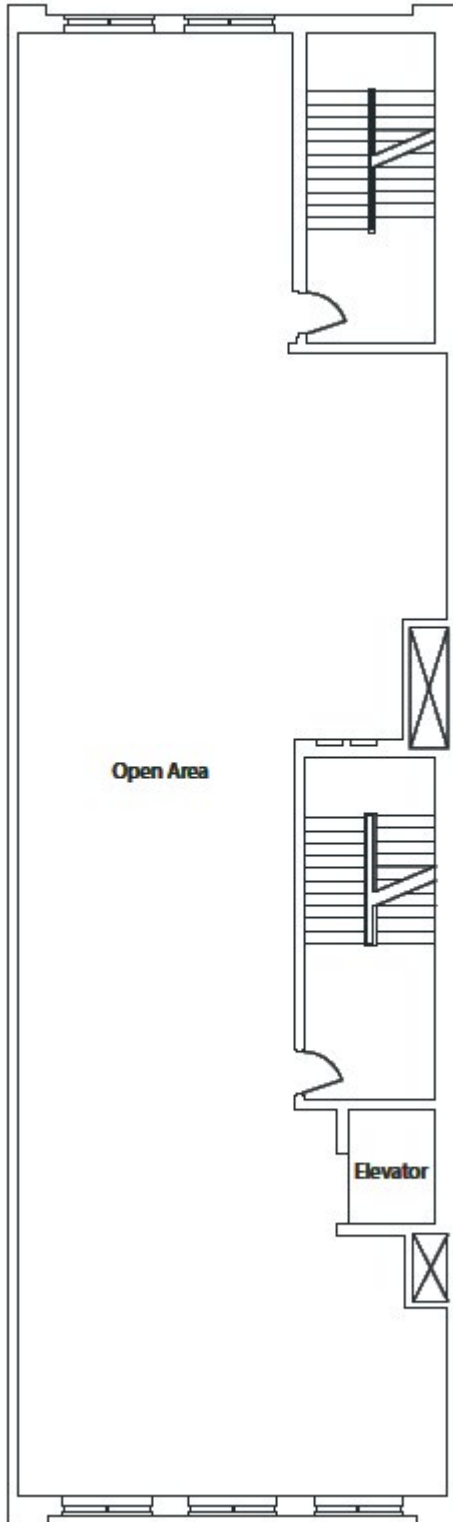
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plans



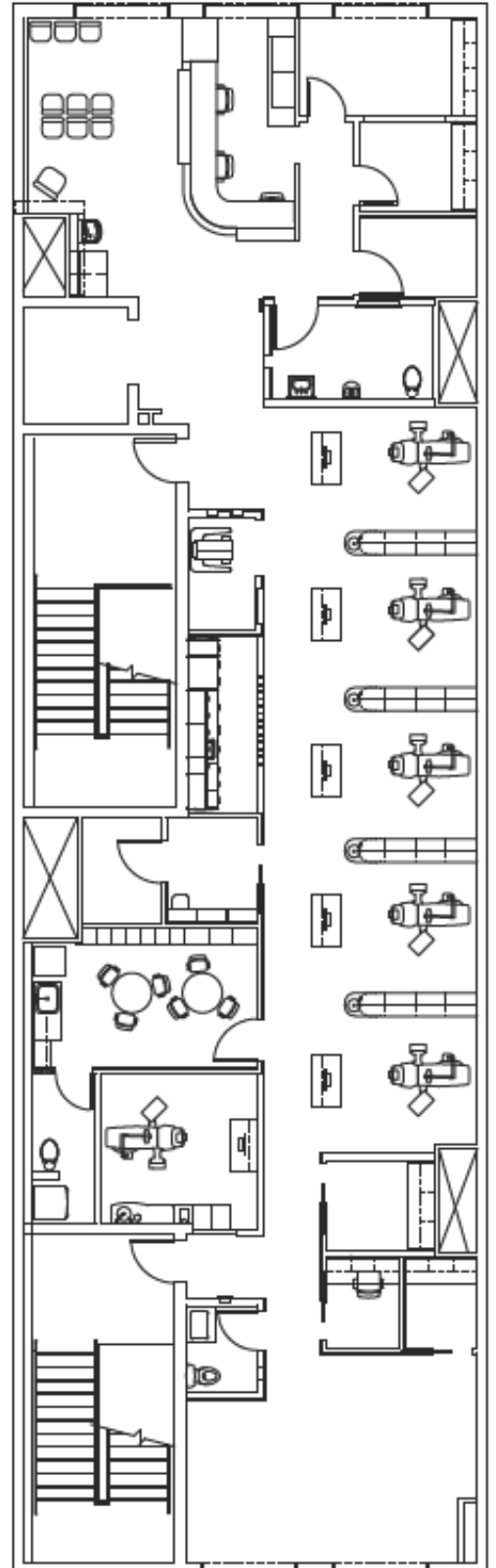
**SECOND-FLOOR
SHELL SPACE**

Virtual Tour



Virtual Tour

**THIRD-FLOOR
DENTAL OFFICE SPACE**



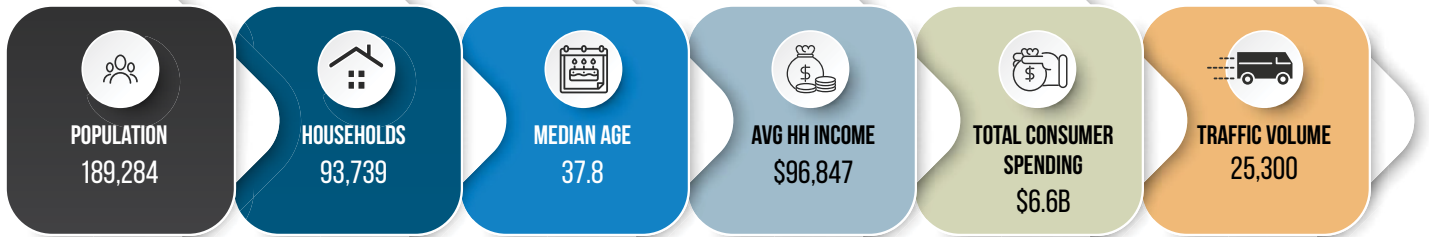
FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



Demographics within 5KM



FOR LEASE

Whyte Ave Opportunity - Retail & Dental Spaces

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10336 82 Ave, Edmonton, AB

Legal Address: Plan I, Block 68. Lot 8

Size: **1st Floor:** ±2,164 Sq. Ft. **LEASED**

2nd Floor: ±2,917 Sq. Ft.

3rd Floor: ±2,917 Sq. Ft.

Zoning: [Direct Control \(DC \(21483\)\)](#)



Parking: Street Parking

Possession: Immediate/negotiable

\$\$\$

1st Floor: 24.50/Sq. Ft. **LEASED**

Lease Rate: **2nd Floor:** 12.50/Sq. Ft.

3rd Floor: Contact Associate

Op Costs: \$19.95/Sq. Ft.

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

James Estayo

Associate

Direct: 780.784.6556

james@lizotterealestate.com

