

SALE/LEASE

±4,400 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



10760 82 Avenue, Edmonton, AB

WHYTE AVE RETAIL BUILDING

Property Highlights

- ±3,200 Sq. Ft. of main floor retail space fronting Whyte Avenue
- ±1,200 Sq. Ft. second floor residential unit
- Main floor is currently demised into two ±1,600 SF units
- Hood and makeup air are in place in the west unit
- 5 Blocks from the U of A
- Heavy daytime traffic
- 4 tandem stalls in the back (8 stalls)
- Unique signage opportunity with high visibility



780.488.0888



www.lizotterealestate.com



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

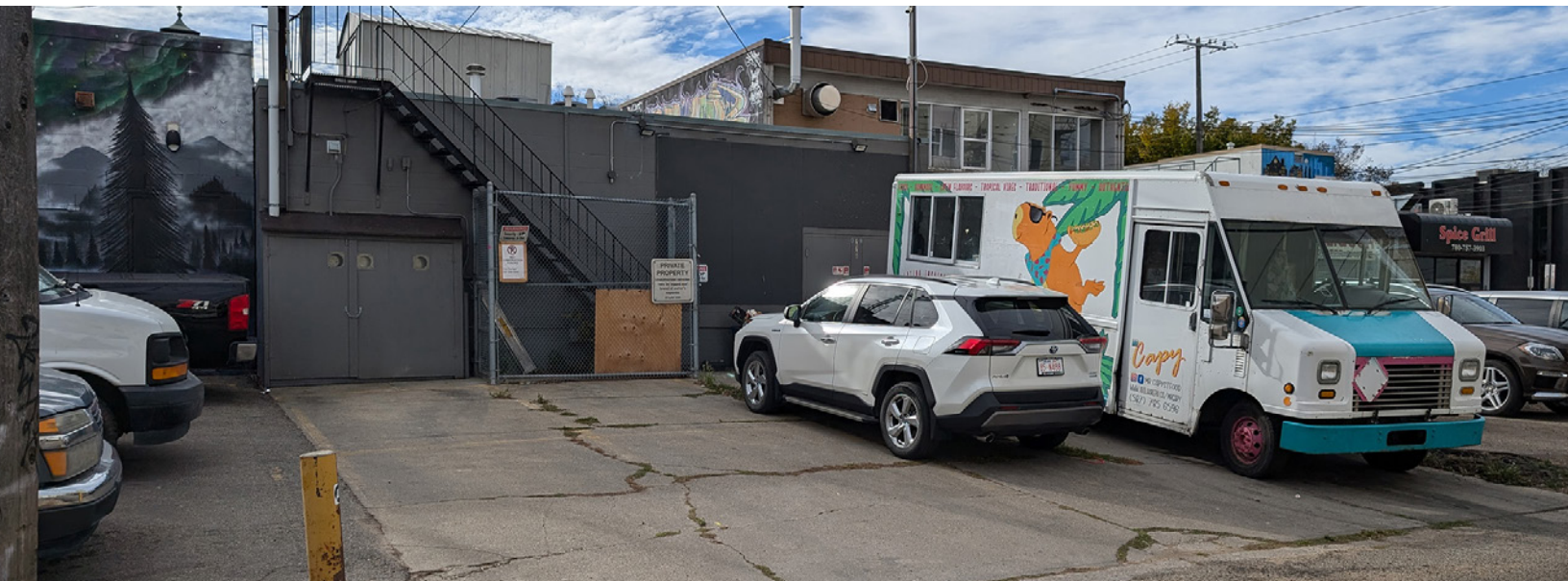


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SALE/LEASE

Whyte Ave Retail Building

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Whyte Ave Retail Building

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Property Information

Municipal Address: 10760 82 Avenue, Edmonton, AB

Building Size: Main $\pm 3,200$ SF (2 $\pm 1,600$ SF Units)
Second-floor $\pm 1,200$ SF
Total $\pm 4,400$ SF

Available Space: Main $\pm 1,600$ SF Unit
Second-floor $\pm 1,200$ SF Month-to-Month

Zoning: MU

Parking: 4x Tandem stalls (8)

Possession: Immediate

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Purchase Price: \$1,799,950.00

Lease Rate: \$35.00/Sq. Ft.

Op Costs: \$10.00/Sq. Ft.

Contact

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Demographics within 5KM

