

IDEAL FOR CHILD CARE SERVICES

MOTIVATED VENDOR

IMPROVED PRICE
~~\$3,950,000~~
NOW \$3,650,000



Merchant Block

12,670 SF± RETAIL/OFFICE BUILDING

10802 - 82 AVENUE, EDMONTON, AB

FOR SALE OR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ANOTHER QUALITY DEVELOPMENT BY

Beljan

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Property Highlights



Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day



This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor



12,670 sq.ft.± over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional users, child care service providers and medical services



Ample rear and dedicated parking stalls which can be converted into an outdoor play area. Rare street front customer parking opportunities along 108 Street



Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley



2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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**FLEXIBLE BUILDING CONFIGURATION ALLOWS
SUBDIVISION FOR MULTIPLE TENANT USE**

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Additional Information

LEGAL DESCRIPTION	Plan N4000R Blk 170 Lot 1, 2
BUILDING SIZE	5,634 sq.ft.± lower level 5,634 sq.ft.± main floor <u>1,402 sq.ft.± mezzanine</u> 12,670 sq.ft.± total
ZONING	MU (Mixed Use)
YEAR BUILT	1966 - original construction 2022 - full redevelopment completed
PARKING	8 dedicated surface parking stalls
PROPERTY TAXES (2024)	\$33,581.66
IMPROVED SALE PRICE	\$3,950,000
LEASE RATE	Market

HIGHLY COVETED RETAIL/OFFICE BUILDING
FRONTING WHYTE AVENUE

EXTENSIVE PROPERTY UPGRADES



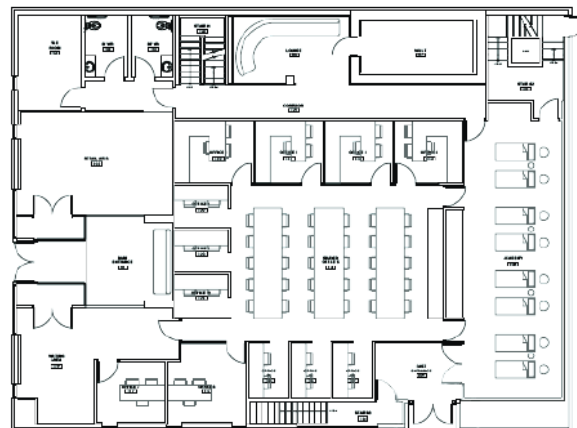
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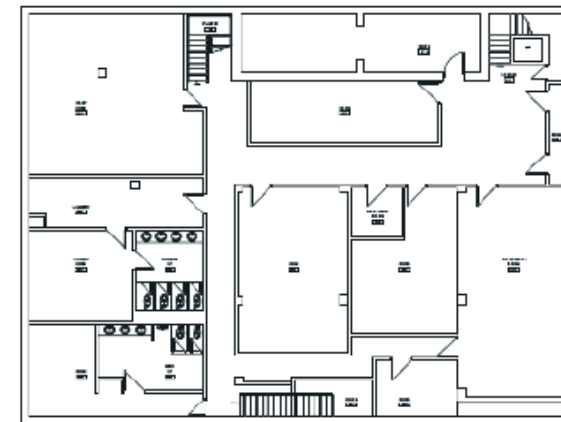
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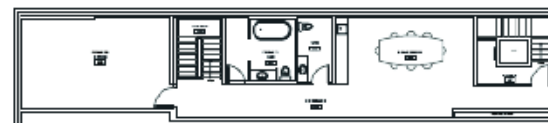
MAIN FLOOR



LOWER LEVEL



MEZZANINE



RECENTLY COMPLETED UPGRADES

In 2019, the Base Building underwent extensive upgrades totalling \$500,000 in investment. Scope of Work includes:

- Three new RTU's for the main floor and mezzanine
- New full height glazing on the south and east faces including upgrades to the entrances of the building
- Replacement of all windows
- Repainted the full exterior
- Fully fixtured interior improvements (completed in 2022) totalling \$1,500,000 of investment

NESTLED IN THE HEART OF EDMONTON'S DYNAMIC OLD STRATHCONA DISTRICT, BELJAN DEVELOPMENT PROUDLY PRESENTS THE OPPORTUNITY TO OWN MERCHANT BLOCK—AN ARCHITECTURAL GEM ON ICONIC WHYTE AVENUE.

THIS STRIKING CORNER PROPERTY OFFERS UNPARALLELED VISIBILITY IN THE CITY'S MOST VIBRANT SHOPPING AND CULTURAL HUB, MAKING IT A RARE CHANCE TO SECURE A LANDMARK ASSET IN ONE OF EDMONTON'S MOST SOUGHT-AFTER DESTINATIONS.



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