

FOR LEASE A&N EXCHANGE

10411 82 AVENUE, EDMONTON, AB

JOIN THIS PRIME WHYTE AVENUE BUILDING



HIGHLIGHTS

Rare opportunity to lease within an iconic high profile retail building along trendy Whyte Avenue

Modern renovations/upgrades that preserve historic character

Nearby retailers include PACT Coffee, Malt & Mortar, Julio's Barrio, Gravity Pope, Yiannis Taverna and Block 1912

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OUR CHERISHED HISTORY



The **Army & Navy department** store on Whyte Avenue was a cherished landmark in Edmonton, boasting a rich history that dates back to its establishment in the 1940s. Originally part of Canada's first discount department store chain, the Whyte Avenue location quickly became a bustling hub for locals seeking affordable goods and a unique shopping experience. Over the decades, the store has been a witness to the evolving landscape of Whyte Avenue, from its vibrant commercial heyday to the cultural renaissance of the area. Its iconic facade and nostalgic charm continue to evoke fond memories for generations of Edmontonians, making it a beloved historic site that embodies the spirit and resilience of the community.

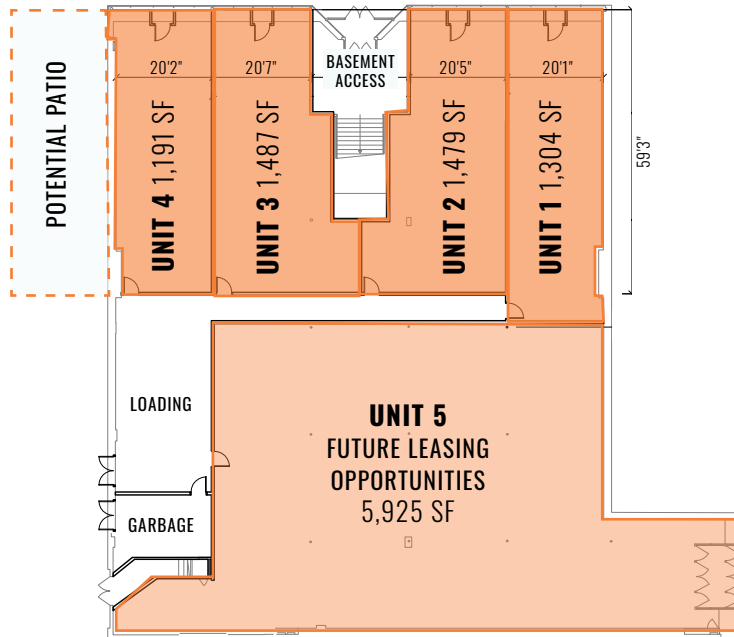
Recently rebranded as **A&N Exchange**, a new chapter is set to begin for this property. With a vision for revitalization, the property offers unparalleled opportunities for tenants to be part of Edmonton's history, contributing to Whyte Avenue's continued vibrancy. Join us in reimagining A&N Exchange, ensuring it remains a beloved fixture of Edmonton for generations to come.

A NEW
CHAPTER FOR
A HISTORIC
LANDMARK

THE OPPORTUNITY - MAIN FLOOR

KEY DETAILS

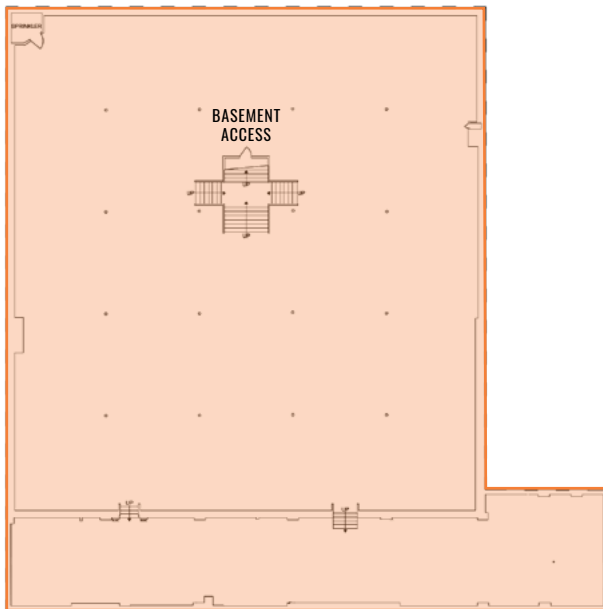
Municipal Address:	10411 82 Avenue, Edmonton, AB
Permitted Uses:	General Retail Stores, Restaurants, Bars, Health Services and more
Available Space:	1,191 SF up to 10,000 SF
Parking:	Ample street parking + multiple lots within close proximity including now large scale public parking located within half a block
Ceiling Height:	13' 9"
Asking Rent:	Market
Additional Rent:	TBD



THE OPPORTUNITY - LOWER LEVEL

KEY DETAILS

Municipal Address:	10411 82 Avenue, Edmonton, AB
Permitted Uses:	General Retail Stores, Restaurants, Bars, Health Services and more
Available Space:	Up to 14,629 SF (Demisable)
Parking:	Ample street parking + multiple lots within close proximity including now large scale public parking located within half a block
Ceiling Height:	10' 6"
Access:	Prime Whyte Ave Entrance + Elevator access
Asking Rent:	Market
Additional Rent:	TBD

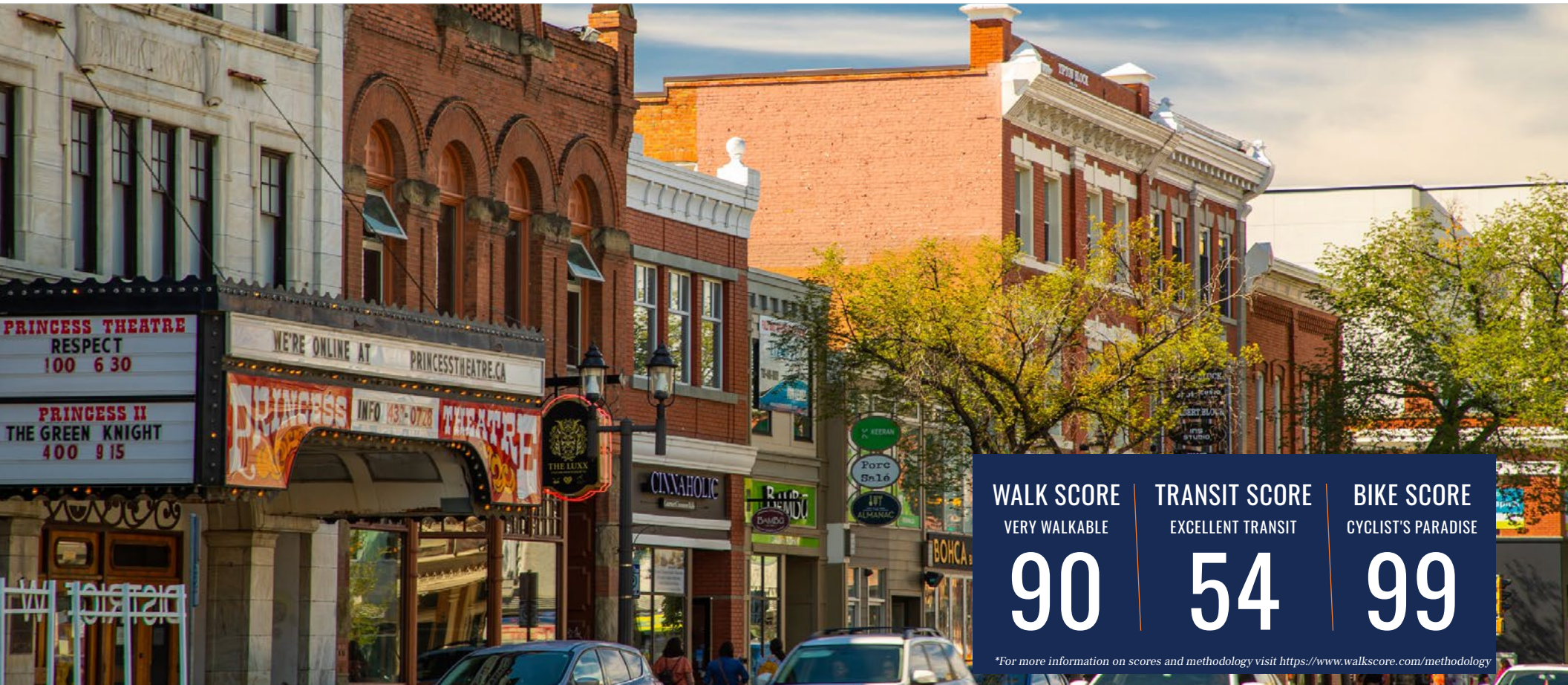


THE AREA



WHYTE AVENUE & OLD STRATHCONA

Whyte Avenue and the Old Strathcona district are an important cultural and commercial heart of Edmonton, offering a vibrant mix of history, entertainment, and opportunity. This bustling area is known for its eclectic shops, trendy restaurants, lively pubs, and a thriving arts scene. With a strong pedestrian presence and a calendar full of festivals and events, Whyte Avenue attracts a diverse and energetic crowd year-round. For prospective tenants, this means unparalleled visibility and engagement with a dynamic community that values local businesses and unique experiences. Position your business in the midst of this vibrant hub, where tradition meets modernity, and watch it thrive in Edmonton's most beloved neighborhood.



WALK SCORE
VERY WALKABLE

90

TRANSIT SCORE
EXCELLENT TRANSIT

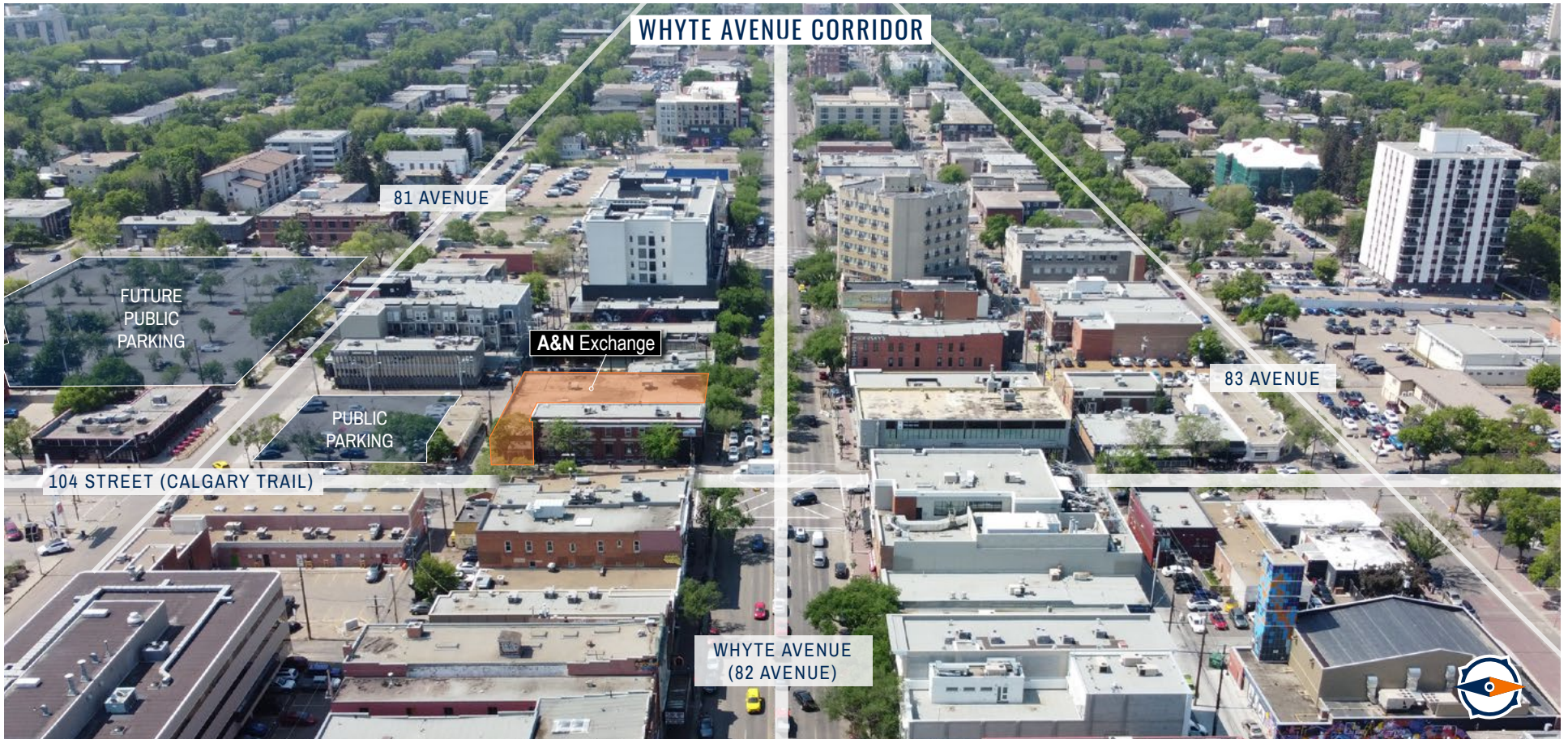
54

BIKE SCORE
CYCLIST'S PARADISE

99

*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

IRREPLACEABLE LOCATION



NEARBY
DEMOGRAPHICS



+27,000
vehicles
per day



EXPOSURE
82 Avenue &
Calgary Trail



TRANSIT
in direct
proximity



\$103,381
household income
average within 3km



81,610
2022 estimated
population within 3km



12.7%
Projected Population
change (2021-2026)



49.7%
Bachelor's Degree
and higher

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**PRESERVING
THE PAST,
EMBRACING
THE FUTURE**

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