



Marcus & Millichap

## WHYTE AVE MAIN FLOOR RETAIL OR SERVICE SPACE

**+/- 1,400 SF**

### Mike Hoffert

Mike.Hoffert@  
MarcusMillichap.com

+1 (587) 756 1550

### Casey McClelland

Casey.McClelland@  
MarcusMillichap.com

+1 (587) 756 1560

### Kevin Glass

Kevin.Glass@  
MarcusMillichap.com

+1 (587) 756 1570

WEB: [MarcusMillichap.ca](http://MarcusMillichap.ca)  
EMAIL: [MGHretail@MarcusMillichap.com](mailto:MGHretail@MarcusMillichap.com)

## FOR LEASE 9923 82 AVENUE NW EDMONTON, AB

### OPPORTUNITY

Excellent opportunity to join Edmonton's energetic Whyte Ave with a high exposure retail or service space for lease. Storefront access on Whyte Ave and rear entry from parking lot with large signage on Whyte Ave. Take advantage of the close proximity to various other successful businesses, the U of A, and 99th Street.

### HIGHLIGHTS

- Main floor unit of +/- 1,400 SF retail, or service space
- One storefront ground level door directly on Whyte Ave
- Parking behind building with rear entry and street parking in front
- Excellent signage exposure facing Whyte Ave

**Municipal Address:** 9923 82 Avenue NW, Edmonton

**Legal Description:** Plan I Blk 58 Lot 10

**Zoning:** MU - Mixed Use Zone

**Lease Rate:** Market

**Additional Rent:** \$9.63 (2025)

# AREA + STATS / 9923 82 AVENUE NW

## EDMONTON, AB

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 neighbourhood.

99 Street	< 1 minute
Gateway Avenue	3 minutes
Farmer's Market	3 minutes
109 Street	7 minutes
University of Alberta	9 minutes



**53,924**  
vehicles  
per day



**EXPOSURE**  
Whyte Ave &  
99 Street



**PARKING**  
Behind building



**TRANSIT**  
Directly in front of the  
property



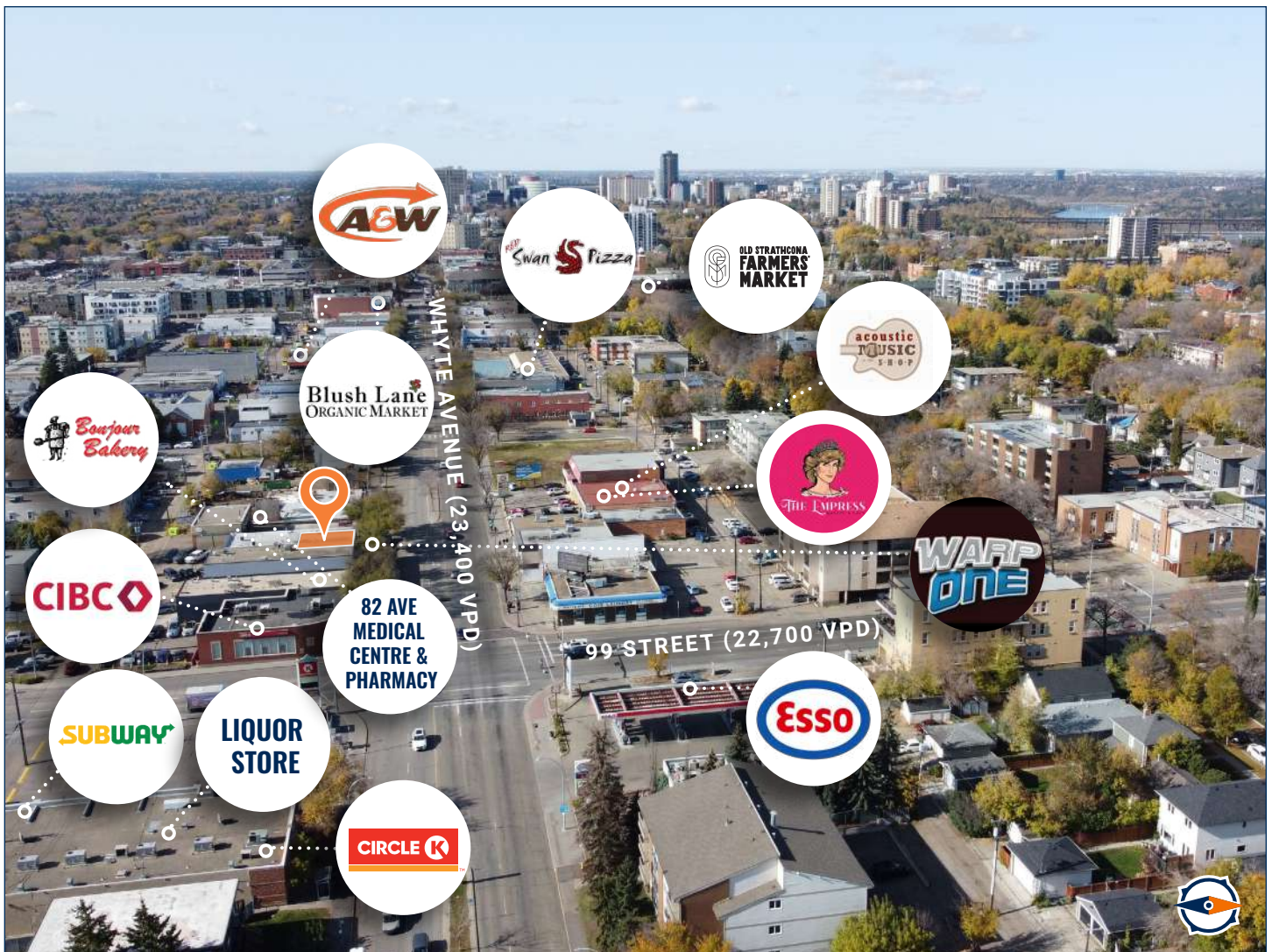
**\$100,097**  
Household income  
average within 3 km

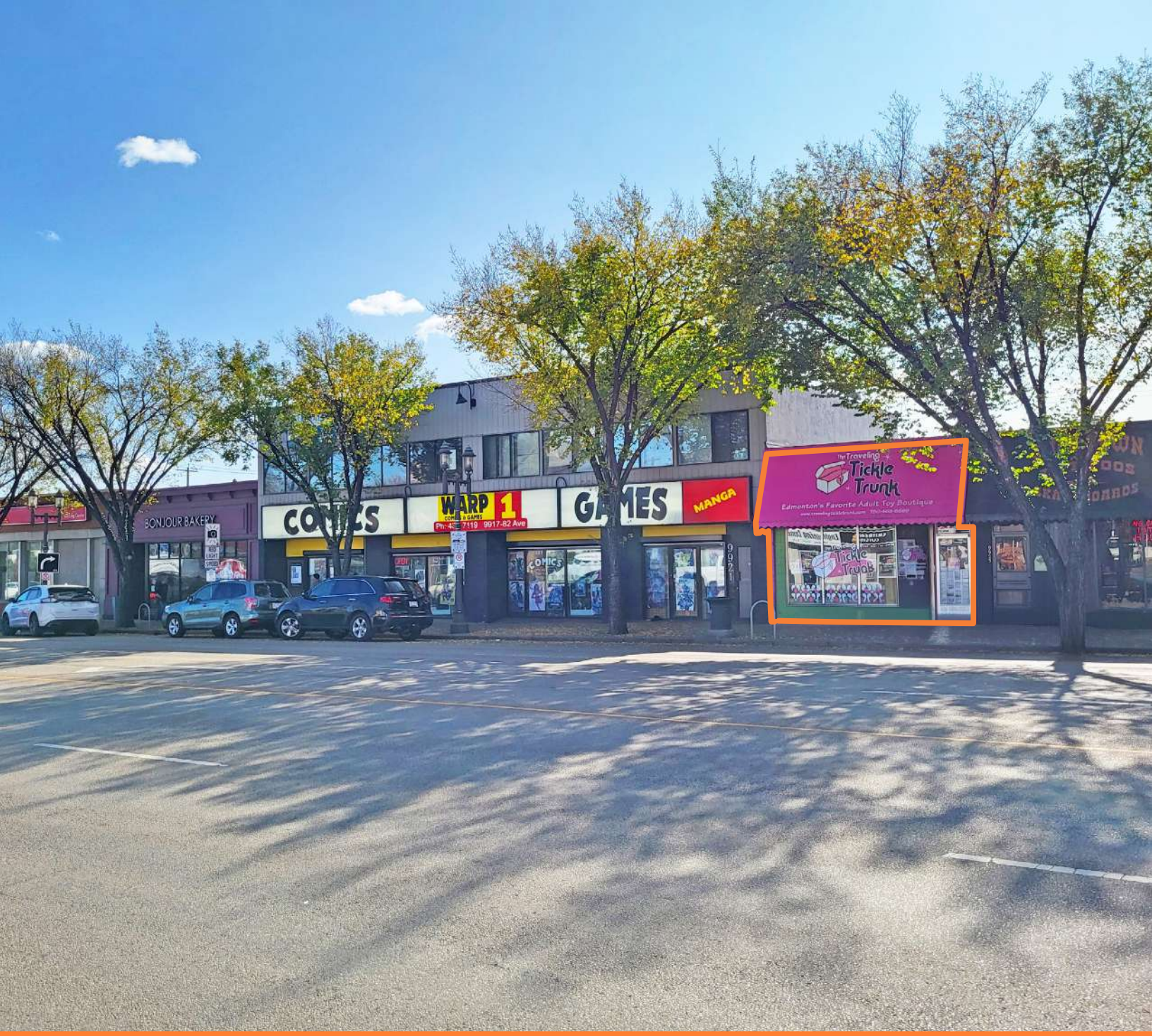


**85,710**  
Population within  
3 km



**MAIN FLOOR**  
Office and retail space





# Marcus & Millichap

Marcus & Millichap 10175 - 101 Street  
1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

**Casey McClelland** / Senior Managing Director, Investments  
Casey.McClelland@  
MarcusMillichap.com  
+1 (587) 756 1560

**Kevin Glass** / Director  
Kevin.Glass@  
MarcusMillichap.com  
+1 (587) 756 1570

**Mike Hoffert** / Director  
Mike.Hoffert@  
MarcusMillichap.com  
+1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services Canada Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.