



Marcus & Millichap

WHYTE AVE SECOND FLOOR
OFFICE, RETAIL, OR
SERVICE SPACE

+/- 1,400 SF

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FOR LEASE 9915 82 AVENUE NW

EDMONTON, AB

OPPORTUNITY

Excellent opportunity to join Edmonton's energetic Whyte Ave with a high exposure office, service or retail space for lease. Storefront access from Whyte Ave and from rear parking lot with signage opportunities facing Whyte Ave. 32 lineal feet of South facing windows. Take advantage of the close proximity to various other successful businesses, the U of A, and 99th Street.

HIGHLIGHTS

- Second floor unit of +/- 1,400 SF office, retail, or service space
- One storefront ground level door directly on Whyte Ave and a second from the rear parking lot
- 32 lineal feet of windows facing South, giving ample natural light
- Parking behind building with street parking in front
- Signage opportunities for both units with exposure facing whyte Ave

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AREA + STATS / 9915 82 AVENUE

9915A 82 AVE NW, EDMONTON AB

The neighbourhood of Ritchie serves as a conveniently located epicenter of vibrant activity and exudes distinctive charm. Venture beneath the lush canopies of the tree-bordered streets, and you'll encounter a palpable sense of local pride, an infectious community spirit, and an array of delightful neighborhood gems. Situated in close proximity is the University of Alberta, while Old Strathcona's assortment of shops, pubs, eateries, the farmer's market, and entertainment events are mere minutes away. Ritchie's central positioning renders it a convenient travel destination from virtually any corner of the city.

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



23,400
vehicles
per day



EXPOSURE
Whyte Ave & 99
Street



PARKING
Behind building



TRANSIT
Directly in front of
the property



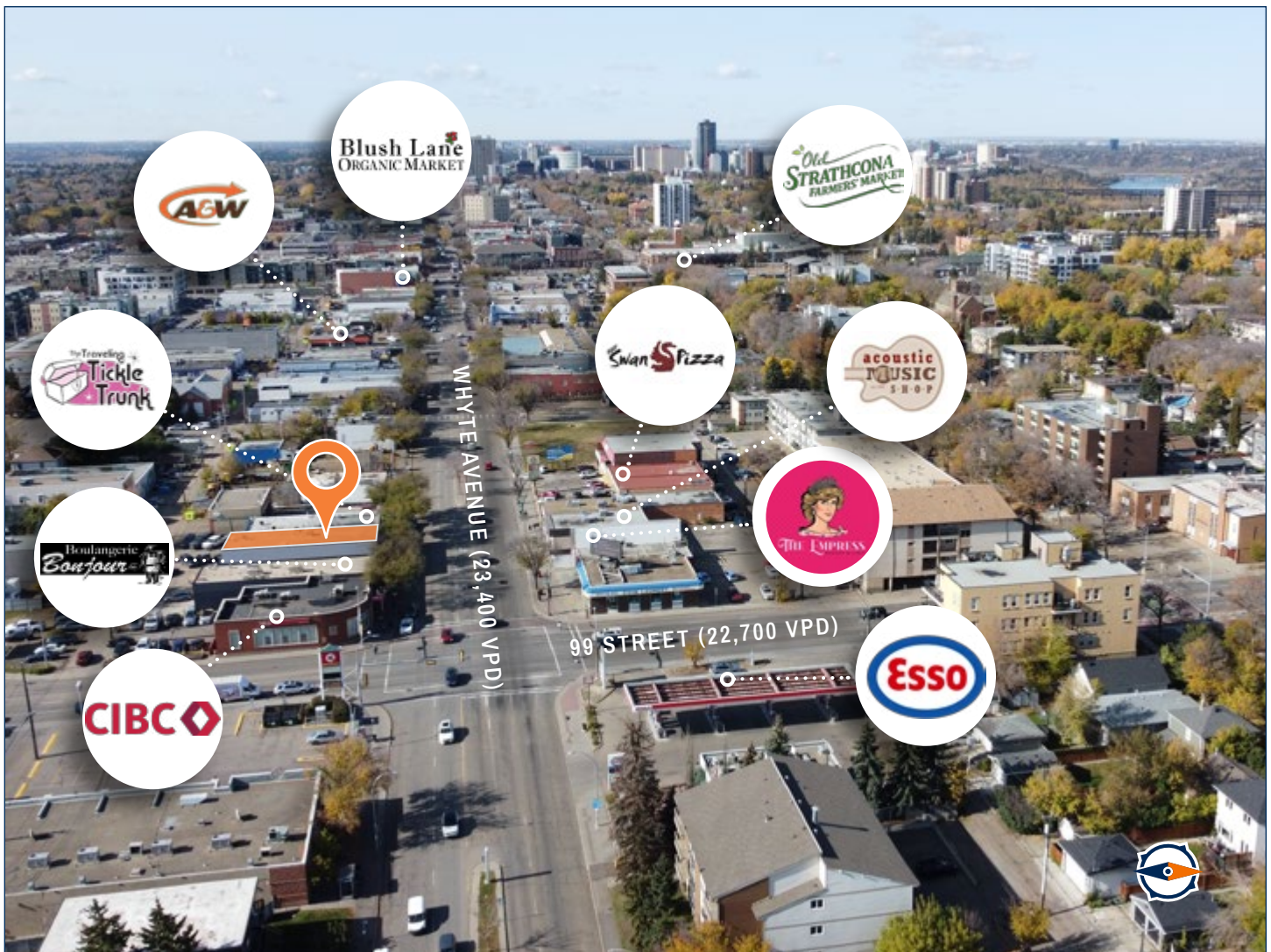
\$100,874
Average income
within 1 km



11,863
Population within
1 km



**SECOND
FLOOR**
Office and retail space



SPECS + SITE PLAN / 9915 82 AVENUE

9915A 82 AVE NW, EDMONTON AB

Municipal Address: 9915 82 Avenue NW,
Edmonton

Parking: Behind building

Unit Sizes: +/- 1,400 SF

Asking Rent: Negotiable

Availability: Immediately

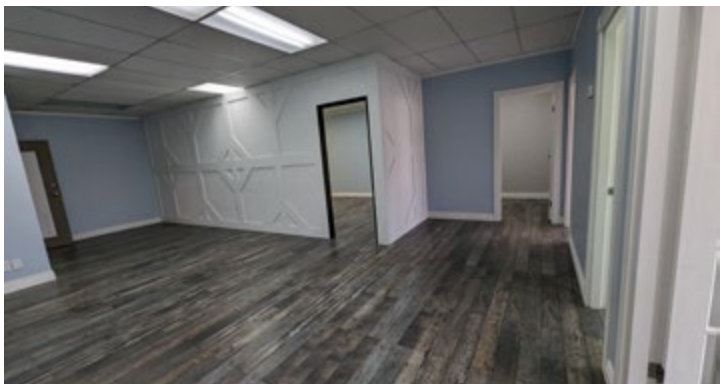
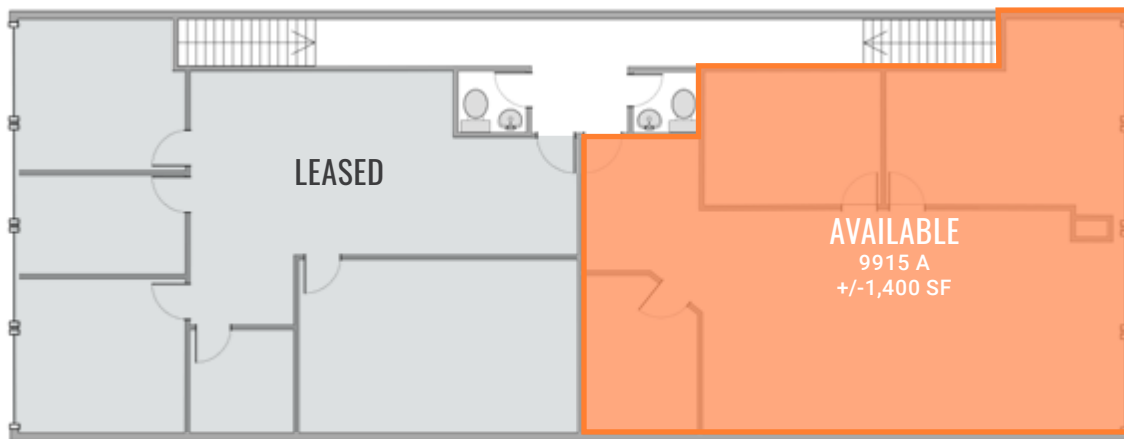
Additional Rent: \$9.43 (2024 est)

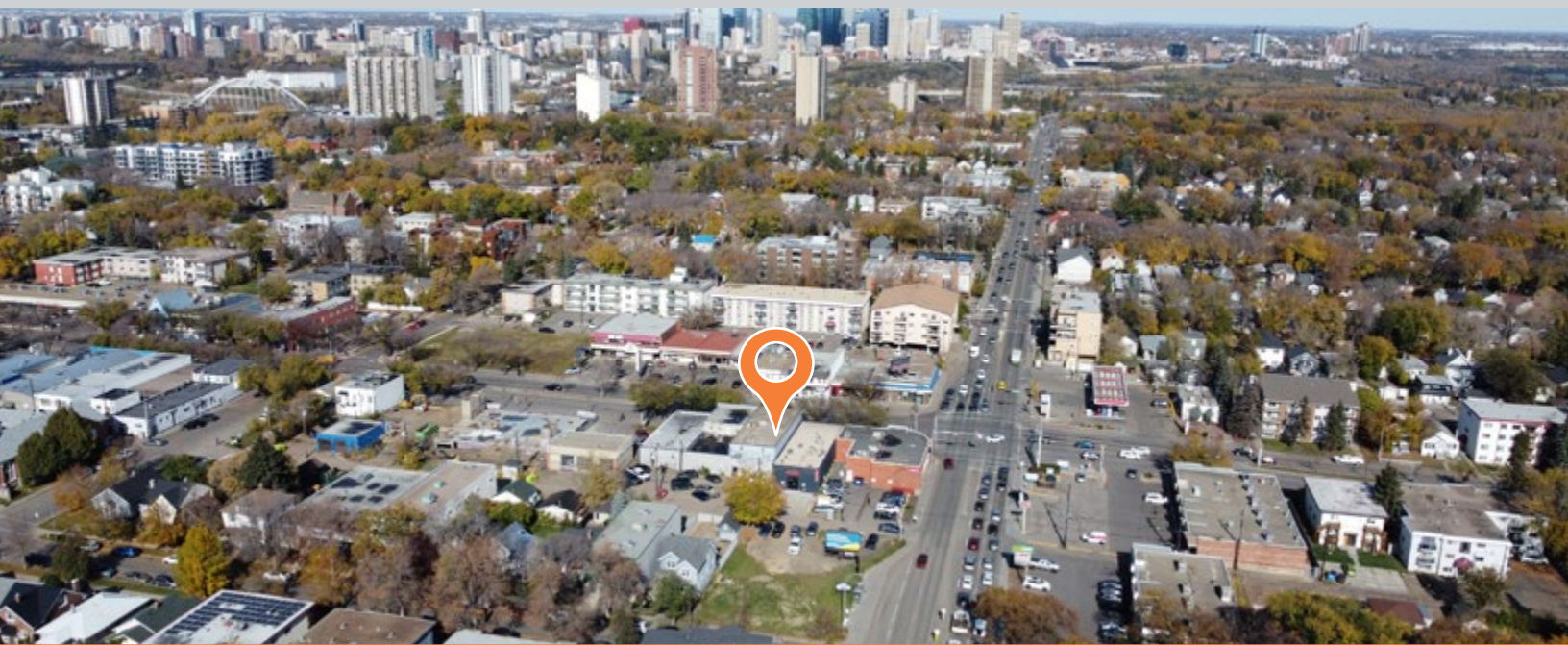
Zoning: CB2 - General Business Zone

Traffic Counts: 23,400 vehicles per day



WHYTE AVE





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