

# RARE RETAIL INVESTMENT OPPORTUNITY ON WHYTE AVENUE

10439 - 82 AVENUE | EDMONTON, ALBERTA

**HCR** | HUGHES  
COMMERCIAL  
REALTY GROUP

For Sale



- Rare ownership opportunity with established tenants who regularly capitalize on the vibrant nightlife and pedestrian traffic along Whyte Avenue
- 3 tenants in place with two of the tenants on new 5-year leases with renewal options, consisting of the Buckingham Bar who's been operating from this location for 20+ years, VapeX retail store and Canadian Pies and Donair
- Upside potential from securing a  $\pm$  2,870 square foot lower level tenant with modest improvements required to the space, currently being advertised as bonus leasable space for the new owner
- Each leasable area has direct pedestrian access off Whyte Avenue and one designated parking stall at the rear of the building
- The building has been under local Edmonton ownership for over 25+ years and has provided consistent income for decades

## CONTACT

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# FOR SALE | RETAIL INVESTMENT ON WHYTE AVENUE

## PROPERTY DETAILS

Address	10439 - 82 Avenue   Edmonton, Alberta
Year Built	1950's
Neighbourhood	Strathcona / Whyte Avenue
Building Size	± 8,750 SF (includes lower level SF)
Lot Size	± 4,353 SF   ± 0.10 Acres
Lot Dimensions	± 50' of frontage and 87' of depth
Zoning	DC1 (20476) - <a href="#">Historical Commercial</a>
Parking	1 reserved stall included in each lease at rear of building
# of Tenancies	3
Rent Roll & Leases	Available with a signed CA, please contact listing agent

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Sale Price: \$2,450,000

## TENANTS

The Buckingham



1,000+ 5-Star Reviews

[thebuckingham.ca](http://thebuckingham.ca)

Canadian Pies & Donair



300+ 5-Star Reviews

[canadianpies.ca](http://canadianpies.ca)

VapeX



150+ 5-Star Reviews

[vapexxx.ca](http://vapexxx.ca)







  
**BONUS LEASABLE SPACE FOR FUTURE PURCHASER**



**DRIVE TIMES** *From Site*

University of Alberta	2 Minutes
Downtown Edmonton	5 Minutes
Anthony Henday Highway	15 Minutes
Edmonton International Airport	25 Minutes



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements and volumes need to be independently verified by the Purchaser.

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