

FOR SALE

NAI Commercial

WHYTE AVENUE BUILDING



10016 - 82 AVENUE | EDMONTON, AB | RESTAURANT SPACE

PROPERTY DESCRIPTION

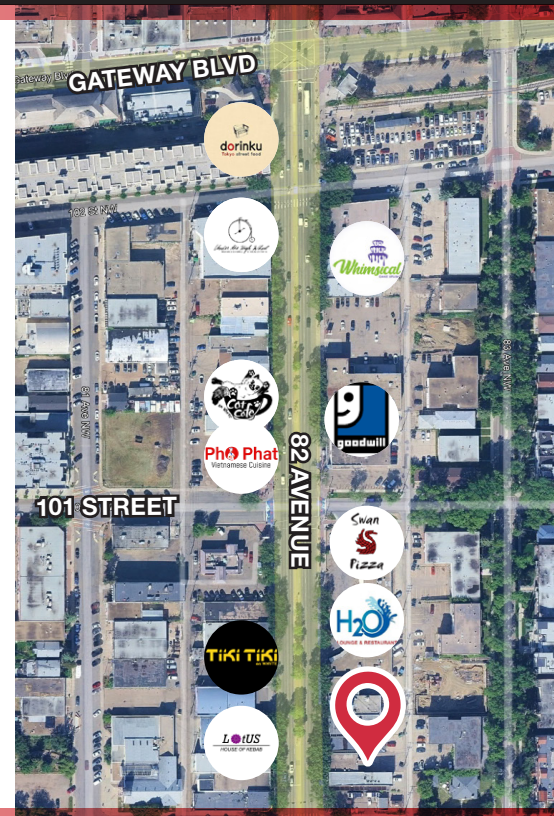
- Recently renovated Whyte Avenue location for investor or owner/user
 - o New underground sewer and water system in 2015
 - o Insulation, heat and electrical systems refinished in 2015
 - o Full roof replacement in 2020
- Two story commercial building demised into the following:
 - o 3,000 sq.ft.± main floor turnkey restaurant space
 - o 1,250 sq.ft.± second floor residential space with 4 Bd/4 Ba and shared kitchen/living room
- All business assets, fixtures and kitchen equipment included in sale.
- Heavy daytime traffic with exposure to 22,578 vehicles per day (2024 City of Edmonton)
- Easy access to Gateway Blvd, Calgary Trail, 99 Street and walking distance to the University of Alberta

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ADDITIONAL INFORMATION

AREA AVAILABLE	3,000 sq.ft. Retail 1,250 sq.ft. Multifamily 4,250 sq.ft.± Total
LEGAL DESCRIPTION	Plan I Blk 70 Lot 12
ZONING	Mixed Use
AVAILABLE	Immediately
PROPERTY TAXES	\$18,227 (2025)
SALE PRICE	\$1,900,000

