



10511 82 Avenue, Edmonton

Commercial Building Whyte Ave



PROPERTY DETAILS

Address:	10511 82 Avenue, Edmonton
Legal:	Plan 1, Block 63, Lot 5
Zoning:	(MU) Mixed Use
Site Size:	3,907 SF (+/-)
Building Size:	7,100 SF (+/-)
Main/Lower Level:	2,850 SF (+/-)
Second Floor:	4,250 SF (+/-)
Property Tax:	\$47,610.72 (2025)
Sale Price:	\$2,888,000.00
Op Costs:	\$10.00/SF
Base Rent:	\$25.00/SF
Possession:	Immediate



PROPERTY HIGHLIGHTS

- Prime Whyte Avenue location for investor or owner/user
- Two storey commercial building demised for two tenants
- High pedestrian and vehicle traffic in Edmonton's vibrant and historic shopping and dining district
- Main floor and second floor can be leased together or separately
- Rear parking available (3 stalls)
- Main/Lower Level - former restaurant (60 occupancy) with existing fixtures and kitchen equipment
- Second Floor - former music venue/bar (150 occupancy) with some fixtures including bar with 16 taps, ventilation hood, gas lines and plumbing in kitchen



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PARKING

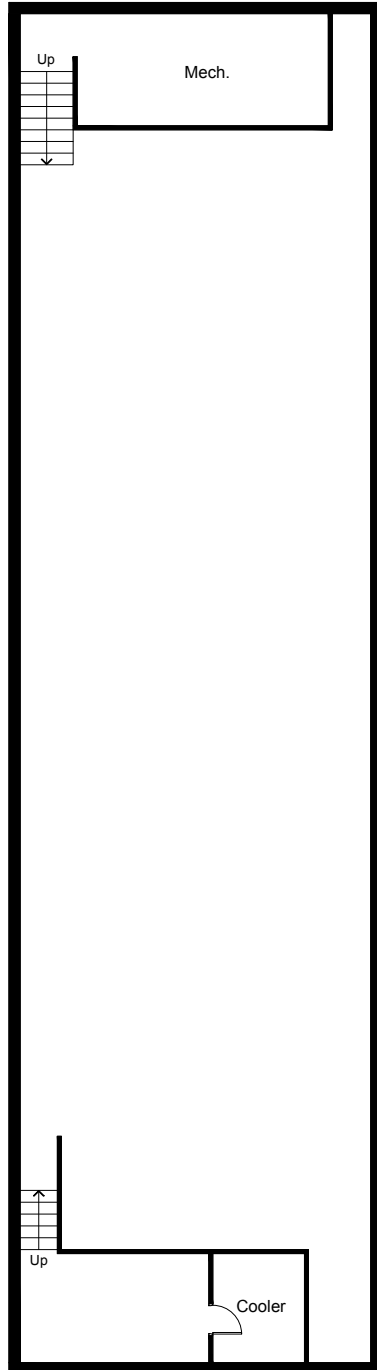


BAR AREA

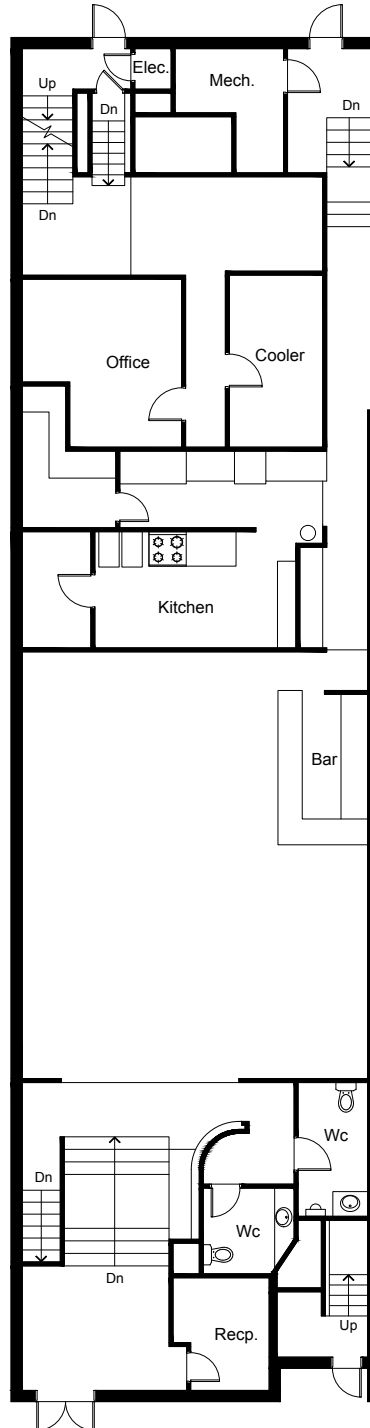


KITCHEN

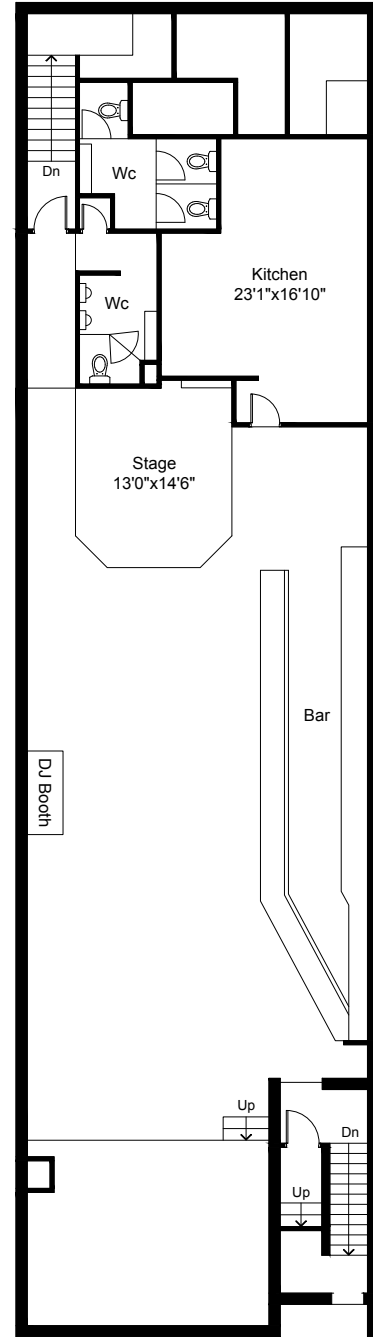
BASEMENT



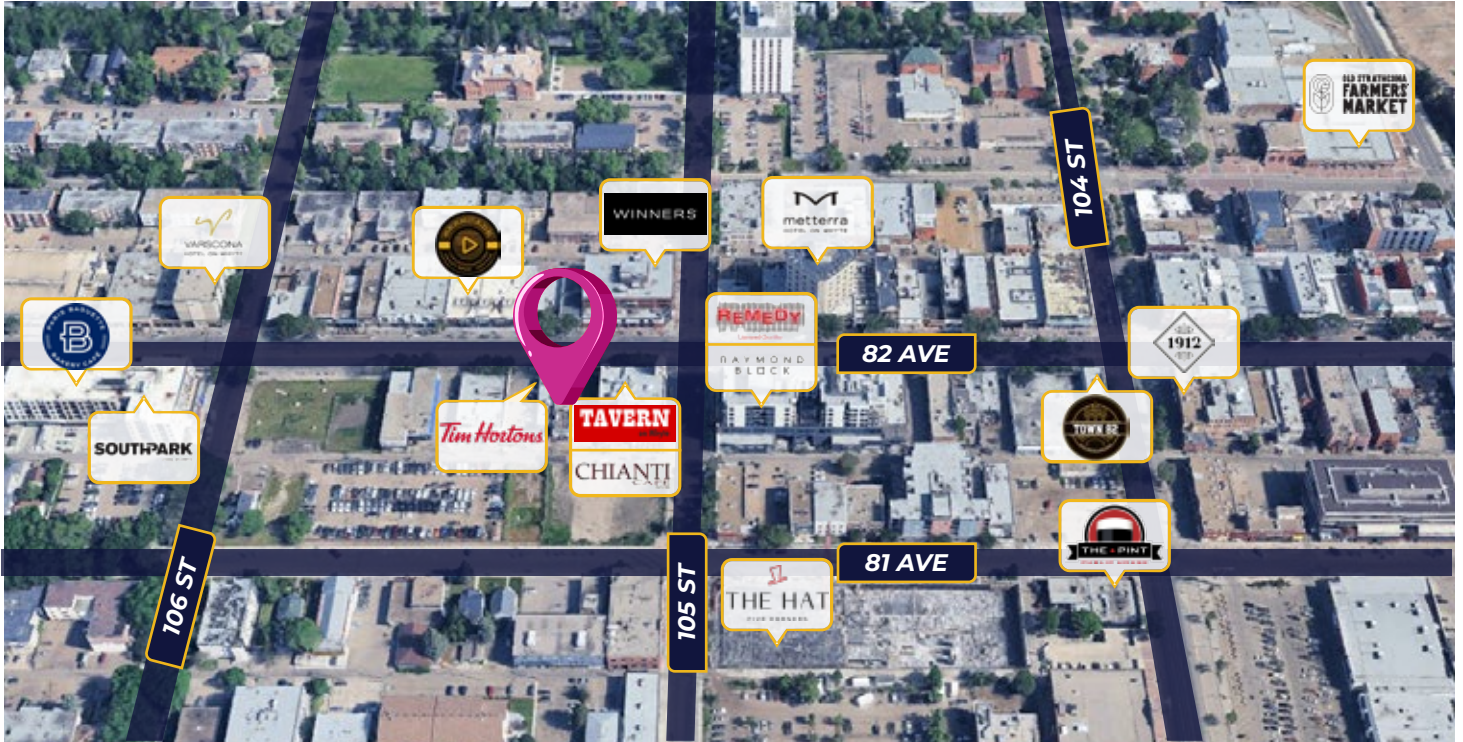
MAIN/LOWER LEVEL



UPPER LEVEL



Neighbourhood features:



- Located in Whyte Avenue / 82 Avenue the main corridor itself, one of Edmonton's busiest urban streets with strong pedestrian and vehicle traffic
- Close proximity to Gateway Boulevard & Calgary Trail (104 Street / Hwy 2) major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport

PROPERTY SPECIFICATIONS

Year Built:	1979
Construction:	Steel + Concrete block
Heat:	Furnance + A/C for each floor
Lighting:	TBC
Power:	240 Volt, 200 Amp (TBV)
Utilities:	Separately metered between floors

AREA POPULATION
(within 5kms)

- 190,813 Residents
- 305,899 Daytime Population
- 2.7% Annual Growth (2023-2028)

AREA INCOME
(within 5kms)

Average household income: \$98,466

VEHICLES PER DAY

Whyte Avenue: 26,500



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Second Floor Music Venue/Bar:



Main/Lower Level Fixture Restaurant:

