

FOR LEASE

WHYTE MILL SQUARE

NAI Commercial



10048 & 10050 - 82 AVENUE | EDMONTON, AB | RETAIL SPACES

PROPERTY DESCRIPTION

- Retail space situated along one of Edmonton's highest-traffic retail corridors, offering steady vehicle and pedestrian visibility
- One space previously operated as a bubble tea shop, the existing build out and in-place hood fan could be ideal for other cafes, quick-service restaurants, or specialty boutique concepts
- Captive customer base from nearby residential and commercial mix in the area
- On site parking lot with two rows of parking
- Air conditioned

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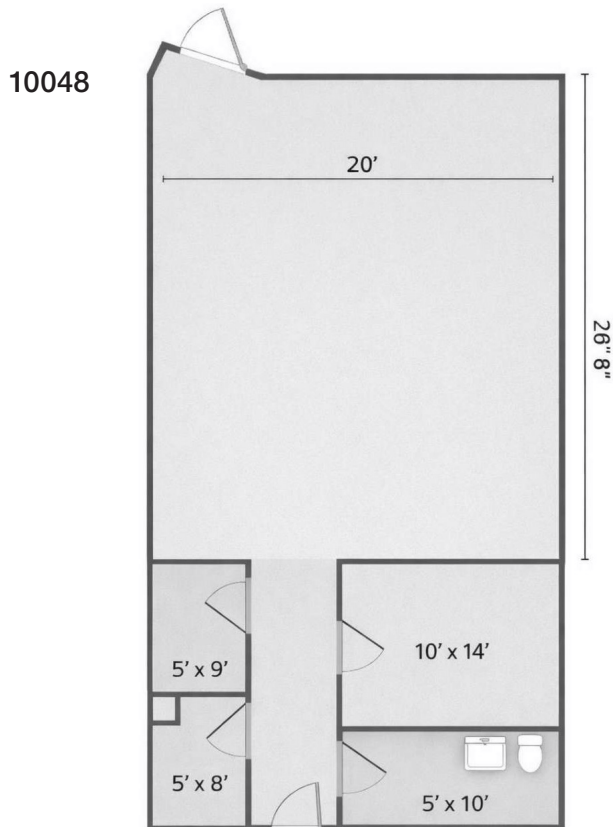
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	10048 – 82 Ave: 1,033 sq.ft.± 10050 – 82 Ave: 678 sq.ft.±
AVAILABLE DATE	10048 - Immediately 10050: October 1, 2026
LEGAL DESCRIPTION	Plan I, Block 70, Lots 1-8
ZONING	MU (Mixed Use)
NEIGHBOURHOOD	Strathcona
LEASE TERM	Three to ten years
NET LEASE RATE	Market
OPERATING COSTS	\$19.26/sq.ft./annum (2026 estimate) Includes building insurance, property taxes, common area maintenance and management fees.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

