

FOR SALE

NAI Commercial

WHYTE AVENUE BUILDING

RESTAURANT 老川味 OLD SZECHUAN

PRICE  
REDUCED!  
NOW: \$1.65M

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

**DEREK CLAFFEY**

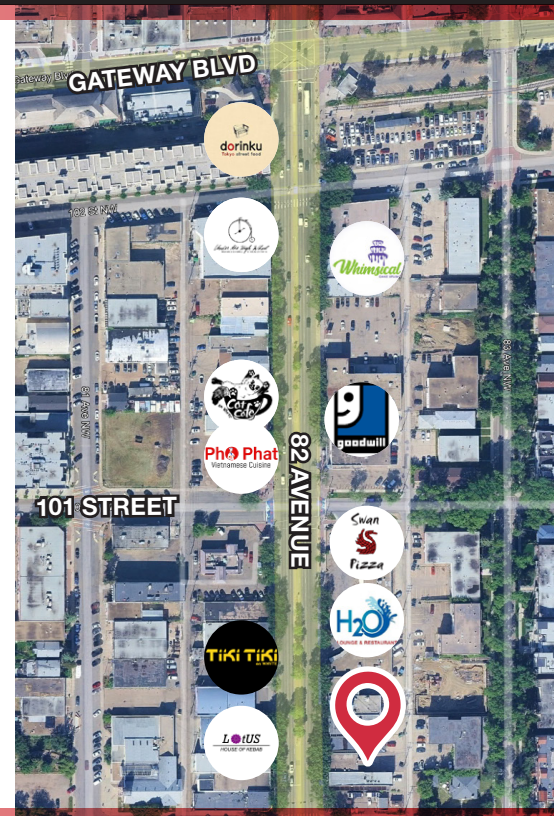
587 635 2478

dclaffey@naiedmonton.com

**MAT HEHR**

587 635 2485

mhehr@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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	<del>\$1,900,000</del> <b>\$1,650,000</b>

