



**FOR LEASE**

**± \$22.75 PSF**

# WHYTE AVENUE PRIME COMMERCIAL UNIT

10724 82 Avenue NW, Edmonton, AB

### Property Highlights

An improved commercial unit is available for immediate lease along Whyte Avenue (Whyte avenue and 107 Street).

The unit boasts excellent visibility along Whyte Avenue and includes approximately 400 square foot patio area at the front. With high foot traffic, the location ensures great exposure.

Offering a very competitive base rent, this approximately 1,878 square foot space is ideal for a variety of retail uses including:

- Health professionals
- Personal service shops
- Coffee or beverage shops
- Massage and spa services
- Financial or business services
- Boutique shops

Subject Size	± 1,878 SF
Zoning	DC-1
Base Rent	\$22.75 PSF
OP Costs	\$14.00 PSF
Lease Term	5-10 Years
Possession	Immediate

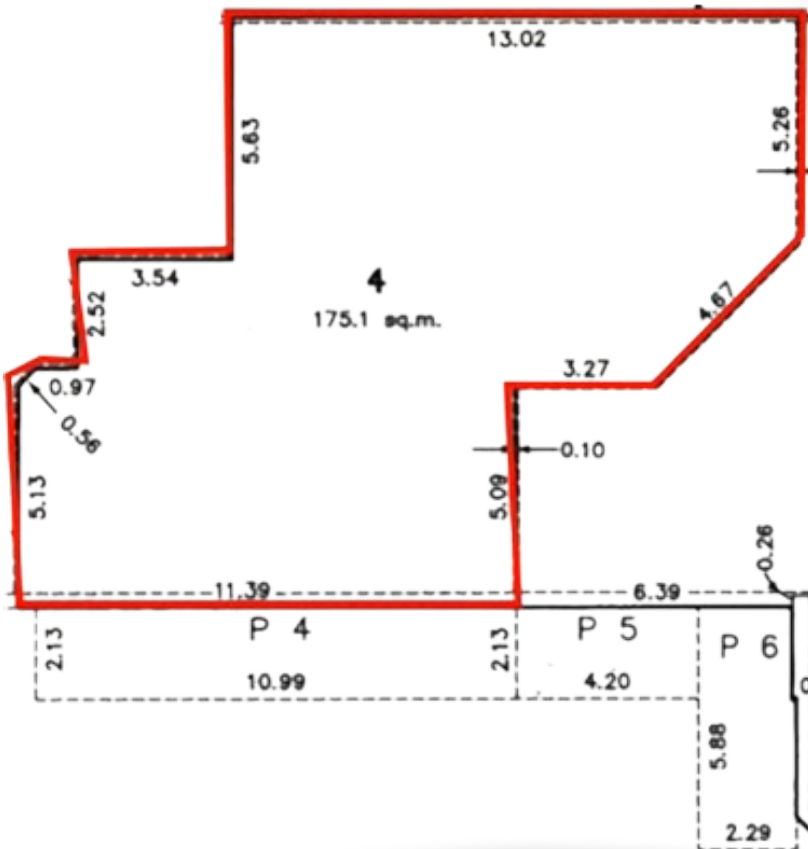


**RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments**

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**COMMUTE**  
54.8%  
By Car



**POPULATION**  
6,165  
Garneau Area



**HOUSING**  
Owner: 17.4%  
Renter: 82.6%



**INCOME**  
Individual: \$48.9k  
Family: \$105.0k



# CONTACT:

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