



**AICRE**  
COMMERCIAL

**FOR LEASE**

RETAIL | OFFICE | MEDICAL

3,630 SF (+/-)

**10815 82 Avenue, Edmonton**

**Tenant Improvement Allowance Available**



## **HIGHLIGHTS**

- Great exposure to Whyte Avenue with large windows
- Tenant incentives available
- Former daycare space ready for tenant improvements
- Excellent location with easy access to major arterials including 109 Street, 99 Street, Calgary Trail and Gateway Boulevard
- ETS bus stop less than 200 feet away
- Ideal uses may include daycare, retail, cafe, restaurant, wellness & physiotherapy, veterinarian services and office



<b>109 Street:</b>	<b>36,700</b>	<b>(+/-) VPD</b>
<b>Whyte (82) Avenue:</b>	<b>27,600</b>	<b>(+/-) VPD</b>
<b>104 Avenue:</b>	<b>30,200</b>	<b>(+/-) VPD</b>
<b>Gateway Boulevard:</b>	<b>30,200</b>	<b>(+/-) VPD</b>
<b>99 Street:</b>	<b>28,200</b>	<b>(+/-) VPD</b>



**With over 4,000 daily passengers, Old Strathcona offers over 15 bus routes, 65 bus stops, the Metro LRT Line and the future Valley LRT Line**

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## PROPERTY DETAILS

<b>ADDRESS:</b>	10815 82 Avenue, Edmonton
<b>LEGAL:</b>	Plan 4400R, Block 171, Lot 4 & 5
<b>ZONING:</b>	CB2 (General Business)
<b>SIZE:</b>	3,630 SF (+/-) Additional basement storage available
<b>SIGNAGE:</b>	Building
<b>PARKING:</b>	Dedicated Rear Stalls & Street Parking
<b>UTILITIES:</b>	Tenant is responsible for utilities
<b>BASE RENT:</b>	Negotiable
<b>OPERATING COSTS:</b>	\$5.45 / SF



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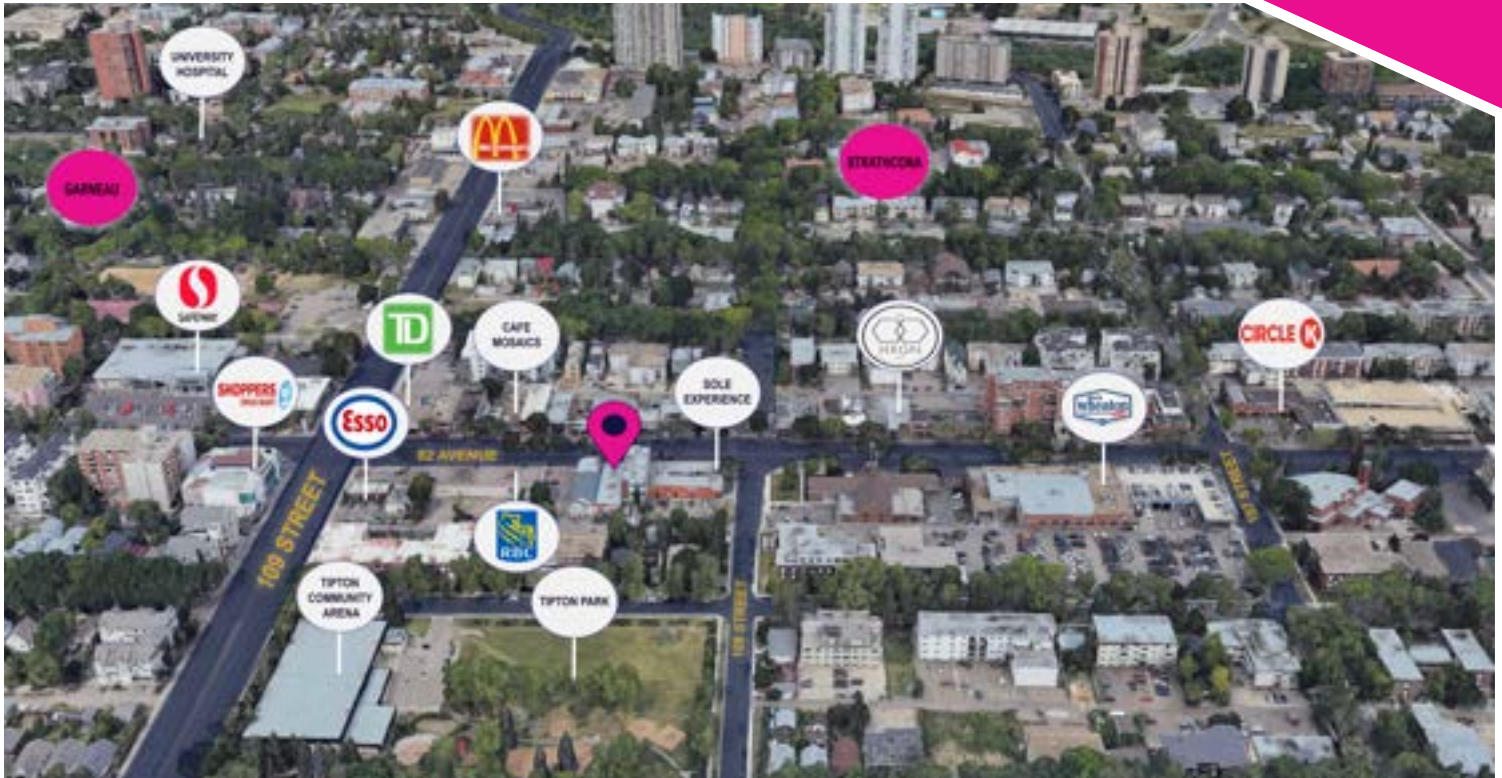
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# THE LOCATION

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## EDMONTON'S FAVOURITE URBAN DISTRICT



### ESTABLISHED NEIGHBOURHOODS

Over 10,000 people live in Old Strathcona with an average household income of \$96,705. Over 7,000 residents live in Garneau with an average household income of \$104,842. The majority of both populations are young, educated and socially progressive.

### LOCATION



Neighbouring businesses include RBC Royal Bank, Oodle Noodle, Sole Experience, Impression Dental, Knifewear, Barber on Whyte, Tanjiang Restaurant, Long & McQuade & TD Bank.

Easily accessible from the university, downtown and south Edmonton areas.

### UNIVERSITY AREA



Home to the main U of A Campus, University Hospital, Stollery Children's Hospital, Kaye Edmonton Clinic and the Mazankowski Alberta Heart Institute.

### NEIGHBOURHOOD DEVELOPMENT

Strathcona, Garneau and surrounding neighbourhoods have seen continuous development over the years. The area is expected to witness significant population growth with multiple residential, commercial, and municipal developments slated for a late 2022 / early 2023 start.

#### Future Development:

Over \$80 Million dollars of new developments are planned for the Strathcona and surrounding neighbourhoods including mixed-use spaces such as Station Park (Beljan Developments) and The Hat (Cidex Developments).

Commencing May 2022, the City of Edmonton will be spending \$23 Million to renew the Garneau neighbourhood. This will include public sidewalks, curbs, gutters, street lighting and road paving.

The construction of a Neurosciences Intensive Care Unit has been proposed to expand the University of Alberta Hospital Brain Centre. The Government of Alberta has committed \$49.6M to the potential project.

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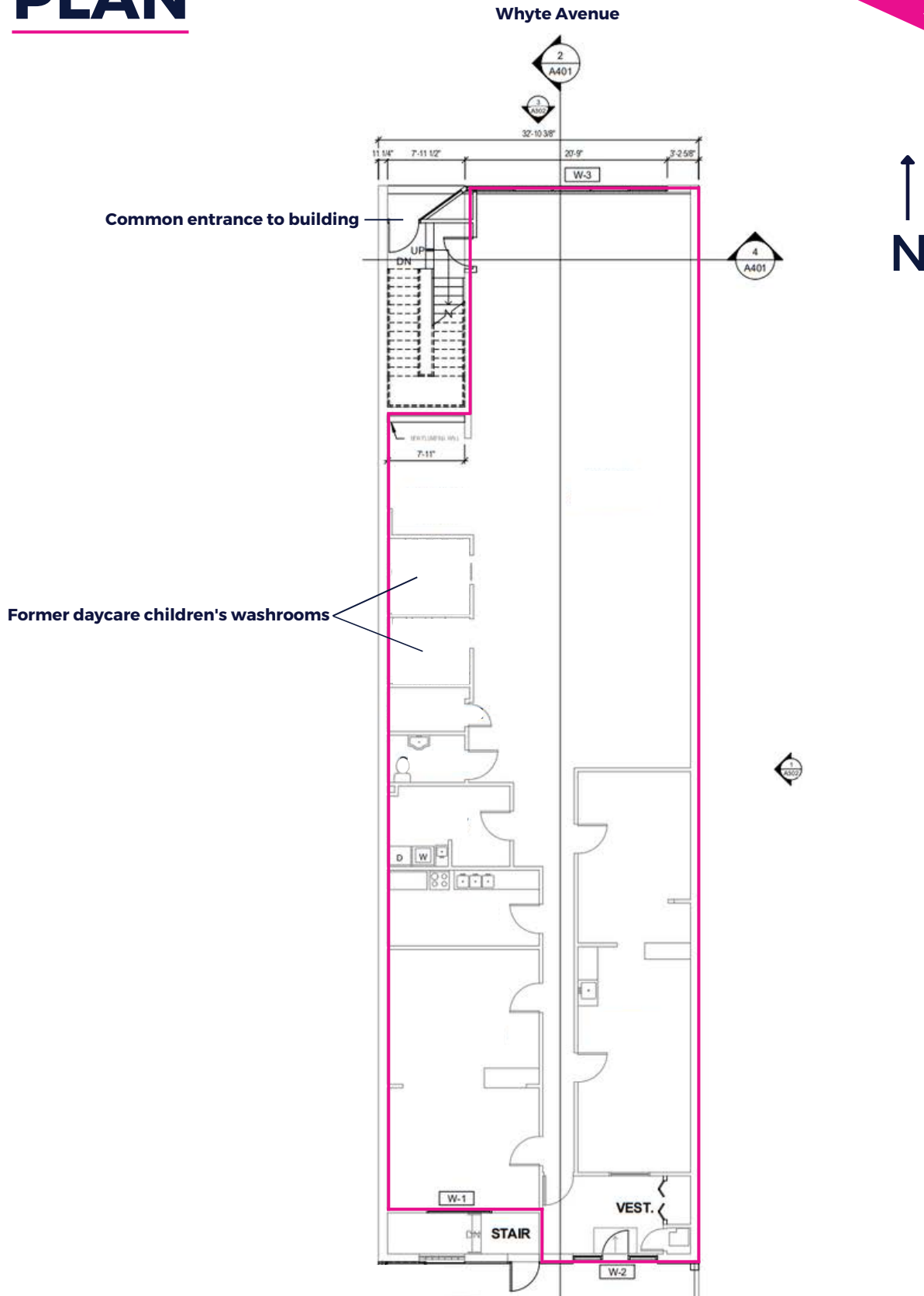
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# FLOOR PLAN

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