

FOR LEASE

10505 82 Avenue, Edmonton

LANDMARK POST OFFICE BUILDING





10505 82 Avenue, Edmonton

Lower Level Retail/Hospitality



PROPERTY DETAILS

| | |
|-----------------|-----------------------------|
| Address: | 10505 82 Avenue, Edmonton |
| Legal: | Block 63, Lot 1 - 3, Plan 1 |
| Zoning: | Mixed-use |
| Building Size | 17,412 SF (+/-) |
| Basement Floor: | 4,592 SF (+/-) |
| Base Rent: | \$16.00 /SF |
| Op. Costs: | \$13.90 /SF (estimate) |
| Utilities: | Tenant Responsibility |
| Possession: | Immediate |
| Ceiling Height: | 10' 7" to beam (TBV) |
| Elevator: | Yes |
| Sprinklered: | Yes |
| Heat: | Boiler & RTUs |



PROPERTY HIGHLIGHTS

- Located in the heart of Whyte Avenue, this lower-level character space was formerly occupied by Squires Pub and Social Hall – a popular Whyte Ave destination in its time
- Boasting with historical character including red brick walls and skylight windows to Whyte Avenue, the old fixtures have been removed leaving great opportunity for a new concept to make it their own
- Other tenants include Daisy's Saloon (Edmonton's newest country bar) on the second floor and Chianti Café & Restaurant on the main floor
- Access to lower level from Whyte Ave and 105 Street
- Situate your business within a Whyte Avenue Landmark
- Ideal location for a pub/bar/speak-easy, retail, interactive gaming/VR
- Tenant incentives negotiable



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Properties features:



PARKING



ELEVATOR



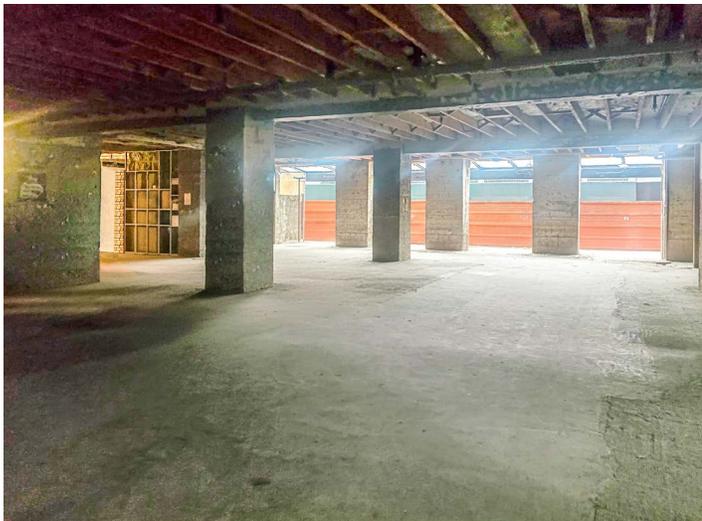
HIGH
EXPOSURE



RESTAURANT



NEARBY
AMENITIES



POST OFFICE BUILDING ON WHYTE AVE



The Strathcona Public Building, also known as the *South Edmonton Post Office*, is a distinguished early-20th-century, two-storey heritage building located on a prominent corner in Edmonton's historic Old Strathcona District. Constructed between 1911 and 1913, the steel-frame structure features red brick and limestone facades arranged in a symmetrical five-bay design, highlighted by an elegant limestone-clad clock tower at the corner. Designed by David Ewart, Chief Architect of the Canadian Department of Public Works, the building represents an important federal public building of its era. A recognized landmark, it reflects Edmonton's pre-World War I growth and continues to contribute to the historic character and prestige of the Whyte Avenue area.

WHYTE AVENUE IS



LANDMARK



SHOPPING



NIGHTLIFE

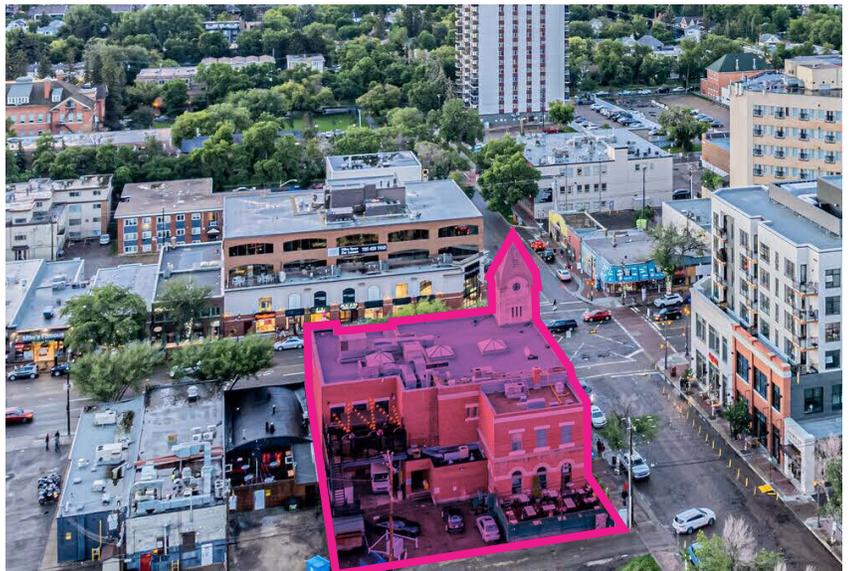


ACCESSIBLE



WALKABLE

- Iconic Old Strathcona Landmark – Prominent corner building on Whyte Avenue, recognized as a Provincial Historic Resource since 1985.
- Adaptive Commercial Use - Basement offers a flexible layout suitable for a variety of commercial uses including retail, food service, and creative concepts.
- Heritage Character – Former post office successfully repurposed for modern commercial use while retaining significant original features.
- Built-In Urban Demand - Immediate access to transit, post-secondary institutions, and dense residential areas supports steady customer flow.
- Strong Surrounding Tenant Mix - Located among a vibrant blend of restaurants, cafes, boutiques, entertainment venues, and services that drive consistent traffic.





PARKING



ELEVATOR



HIGH EXPOSURE

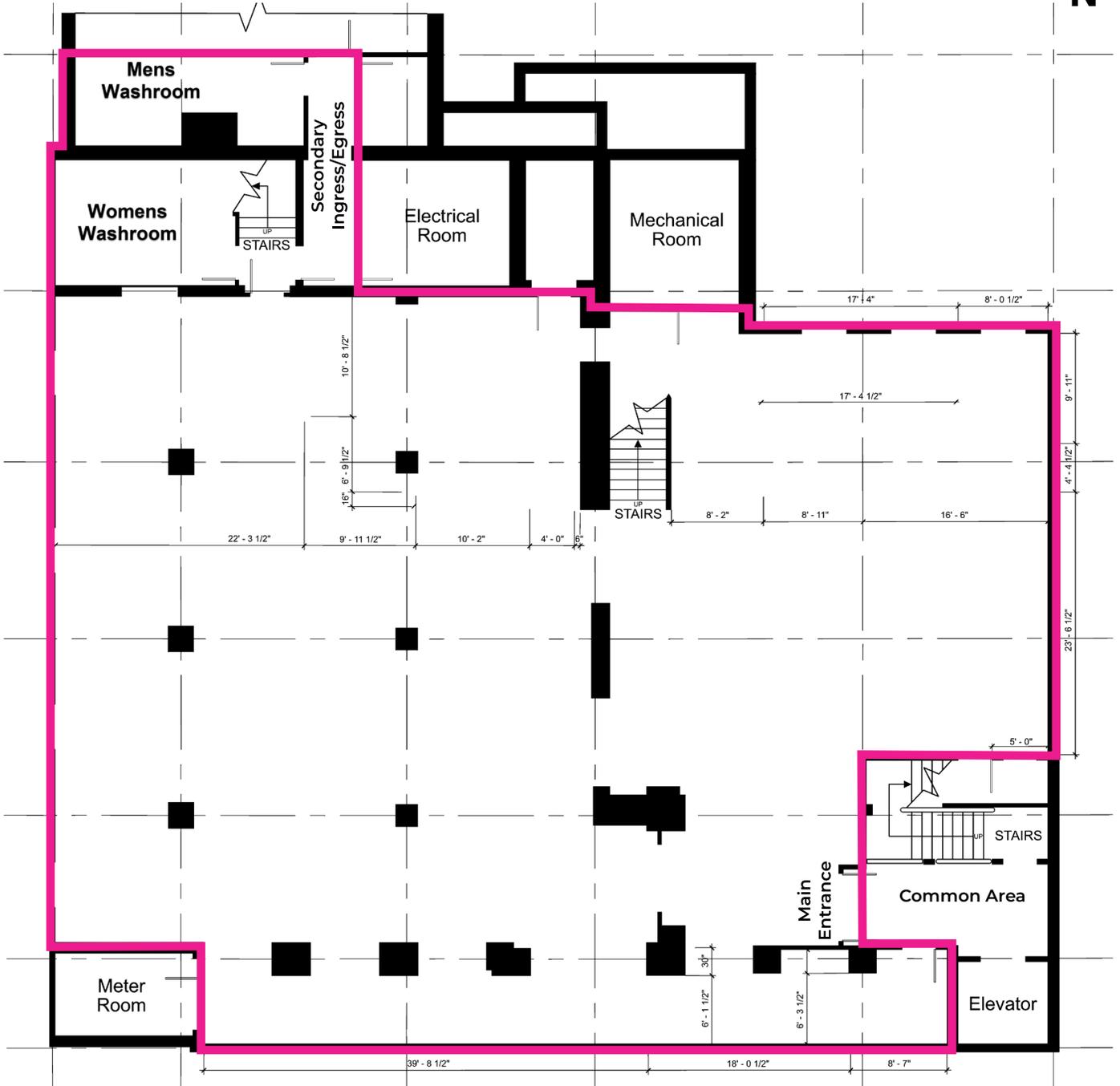


RESTAURANT

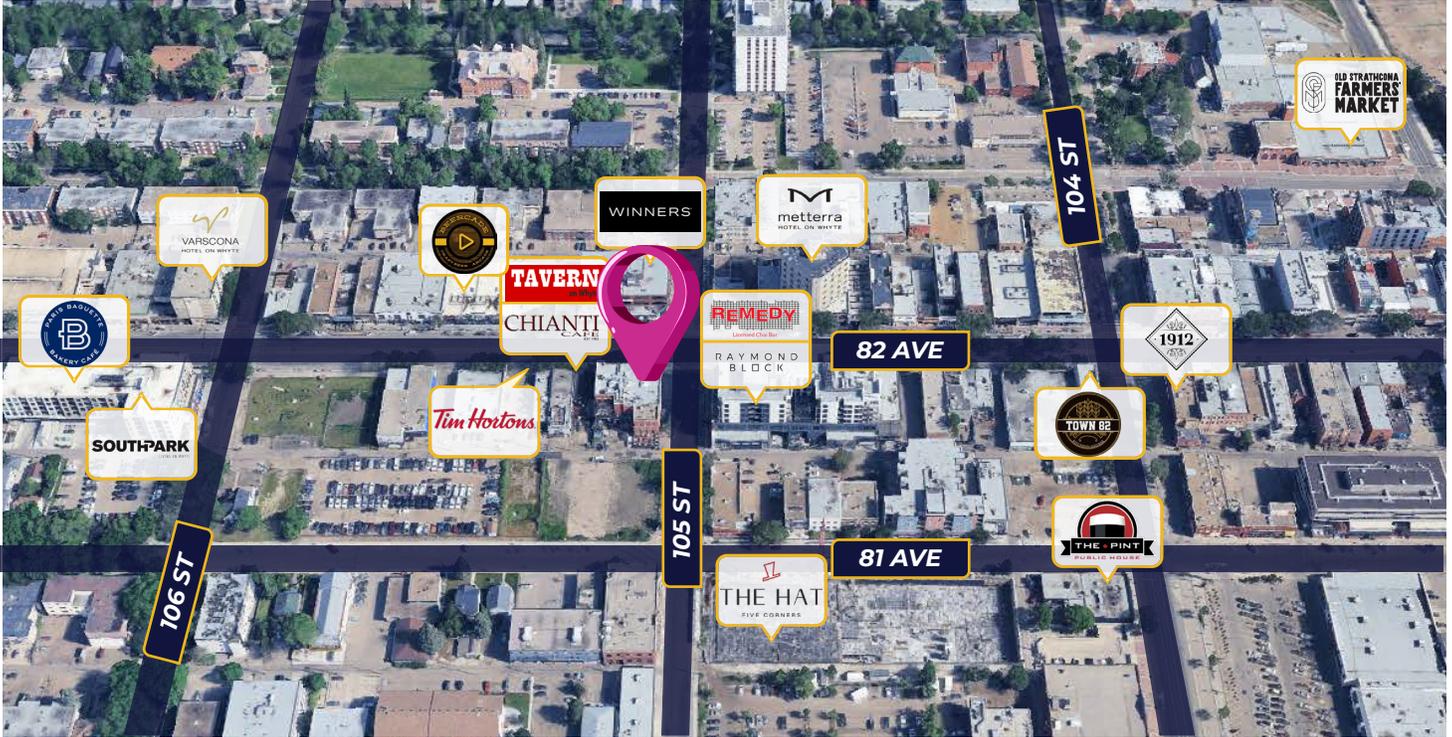


NEARBY AMENITIES

BASEMENT



Neighbourhood features:



- Located in Whyte Avenue / 82 Avenue the major retail and business strip, full of shops, boutiques, cafés, bars and restaurants with good access to transit, pedestrian-friendly streets, and nearby services (shops, entertainment, potentially student population due to proximity to central parts).
- 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



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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