

| SHOWROOM OPPORTUNITY IN OLD STRATHCONA |

# RETAIL FOR LEASE

10320 80 AVENUE | EDMONTON | AB



**CHRIS KILLINGSWORTH**  
OMADA | Associate  
780.232.6939  
chris.killingsworth@omada-cre.com

**RYAN ZABLOSKI**  
AVISON YOUNG | Principal  
780.702.0691  
ryan.zabloski@avisonyoung.com

| OMADA-CRE.COM | 780.540.5320

**Omada**  
COMMERCIAL

CO-LISTED WITH

**AVISON**  
**YOUNG**

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 020724.

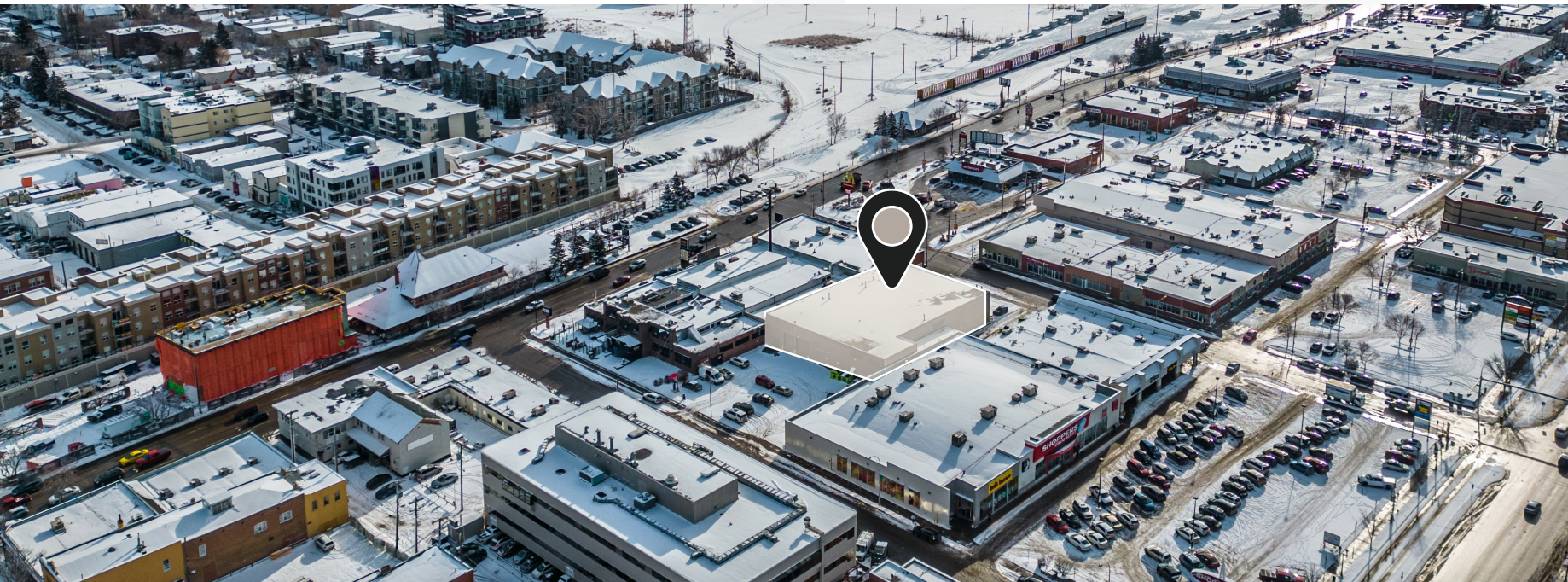
OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

AVISON YOUNG  
2100 Edmonton Tower  
10111 104 Ave NW Edmonton, AB T5J 0J4



# LOCATION OVERVIEW

LARGE FORMAT VACANCY JUST SOUTH OF WHYTE AVENUE



RETAIL  
FOR LEASE  
EDMONTON | AB

10320 80 AVENUE

— Whyte Avenue is one of Edmonton's premier dining and entertainment districts, famous for hospitality, shopping, and many festivals the area hosts annually.

— Located on 81st Ave & 80th Ave and Gateway Blvd, the property offers two large format leasing opportunities with easy access and high exposure to Gateway Blvd & Calgary Trail.

— The property features high ceilings, brick and beam construction, and historic design elements. Ideal for large format restaurant, brewery, distillery, retail and showroom users.

— The neighborhood is comprised of medium density multifamily residential buildings, mature single family neighborhoods and a diverse mix of local, regional and national retailers and service providers along Whyte Avenue.

**Omada**  
COMMERCIAL

CO-LISTED WITH

**AVISON  
YOUNG**



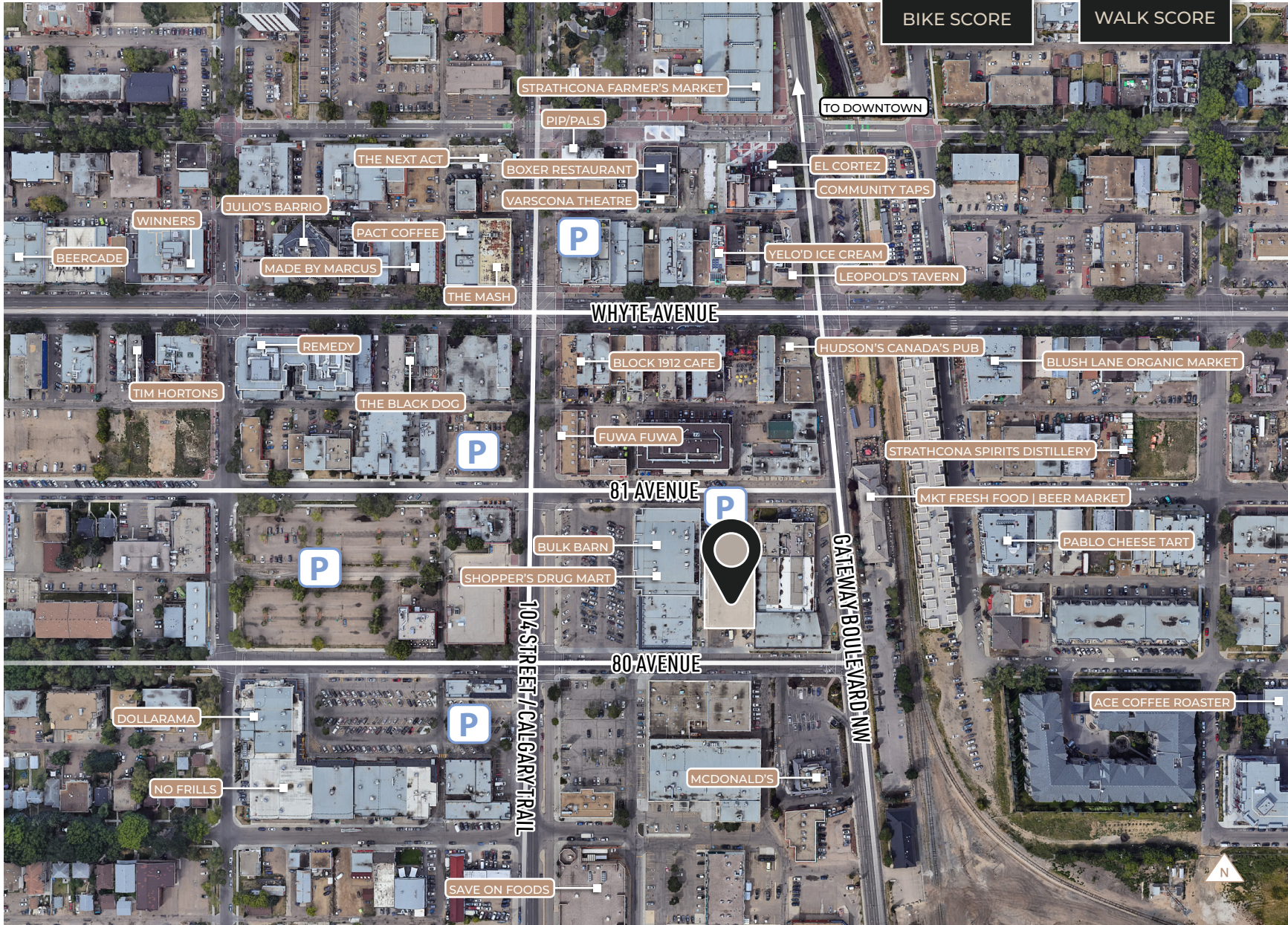
# BE IN THE ACTION!

98  
BIKE SCORE

93  
WALK SCORE

RETAIL  
FOR LEASE  
EDMONTON | AB

10320 80 AVENUE



Omada  
COMMERCIAL  
CO-LISTED WITH  
AVISON  
YOUNG



# 10320 80 AVENUE

Vacancy	12,024 main floor rentable + bonus 2,044 mezzanine
Basic Rent	Negotiable
Additional Rent (2024 est.)	CAM \$3.62 Tax \$3.35 Utilities (excl. Electricity) \$1.18 <u>Admin Fee - 4% of Gross Rent</u> \$8.15 + Admin Fee
Available	Immediately
Parking	Surface Lot & Street Parking
Loading	Grade Doors (drive-thru) 10' wide x 14' high (4)
Zoning	<a href="#">MU (Mixed Use)</a>
Sprinklered	Yes
Ceiling Height	21'10" ft to deck 20 ft to underside of joist

## RETAIL & SHOWROOM PREMISES AVAILABLE

- Rare large format retail opportunity in the heart of Old Strathcona with parking on site
- Building offers retail/showroom exposure and distribution capability with drive-thru loading ability
- Take advantage of high ceilings, central location and great access to Gateway Blvd & Calgary Trail

RETAIL  
FOR LEASE  
EDMONTON | AB

10320 80 AVENUE



Omada  
COMMERCIAL

CO-LISTED WITH

AVISON  
YOUNG



If you would like more information on these listings please get in touch.

**Omada**  
COMMERCIAL

**CHRIS KILLINGSWORTH**

OMADA | Associate

780.232.6939

[chris.killingsworth@omada-cre.com](mailto:chris.killingsworth@omada-cre.com)

**AVISON  
YOUNG**

**RYAN ZABLOSKI**

AVISON YOUNG | Principal

780.702.0691

[ryan.zabloski@avisonyoung.com](mailto:ryan.zabloski@avisonyoung.com)

| [OMADA-CRE.COM](http://OMADA-CRE.COM) | 780.540.5320

**Omada**  
COMMERCIAL

CO-LISTED WITH

**AVISON  
YOUNG**

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 020724

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

AVISON YOUNG  
2100 Edmonton Tower  
10111 104 Ave NW Edmonton, AB T5J 0J4