

# THE STRATHCONA

10302 82 AVENUE | EDMONTON | AB

FOR SALE

**Omada**  
COMMERCIAL



## MARQUEE WHYTE AVENUE INVESTMENT OPPORTUNITY

- Flagship location at the corner of Whyte Avenue and Gateway Boulevard
- One of Edmonton's most storied properties, completely revitalized in 2020/2021
- Showpiece atrium space
- Cornerstone to 'Strathcona Back Street' which is currently under construction

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## PROPERTY FEATURES

- Building Size: 19,064 SF
- Land Area: 7,227 SF
- Available: Immediately
- Municipal: 10302 82 Avenue, Edmonton, AB
- Legal: Plan I, Block 68, Lots 1 and 2
- Access: Whyte Avenue and Gateway Boulevard
- Zoning: [Direct Development Control Provision \(DC1 \(19190\)\)](#)
- Asking Price: Please Contact

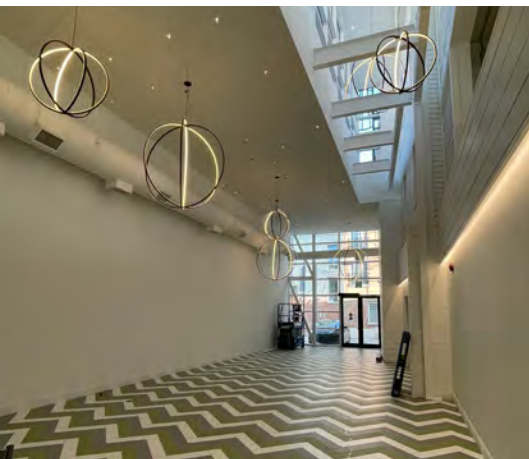
PROMINENT  
EXPOSURE ONTO  
WHYTE AVENUE  
& GATEWAY  
BOULEVARD



HISTORICAL  
PROPERTY- FULLY  
RESTORED AND  
REVITALIZED

LOCATED ON  
'STRATHCONA BACK  
STREET' AND ONE BLOCK  
FROM STRATHCONA  
FARMER'S MARKET

UNIT	AREA (SF)
▪ Lower Level LL.01	700
▪ Lower Level LL.02	1,307
▪ Main 1.02	164
▪ Main 1.03	3,890
▪ Main 1.04	1,489
▪ Main 1.05	300
▪ Second 2.0	5,612
▪ Third 3.0	5,602
▪ Total	19,064



## OPPORTUNITY

OLD STRATHCONA EXHIBITS A HIGH LEVEL OF HISTORIC SIGNIFICANCE AND IS THE FOCAL POINT OF THE ARTS AND ENTERTAINMENT DISTRICT IN THE CITY OF EDMONTON. Having some of the highest vehicular and pedestrian traffic counts in the city, retail and hospitality has continued to flourish along Whyte Avenue.

Lovingly restored, The Strathcona now provides an opportunity for an income producing investment flagship asset. Demised over three floors for a total 17,057 SF above grade, The Strathcona provides fully finished main floor and basement retail space as well as 2<sup>nd</sup> and 3<sup>rd</sup> floor space for office and/or retail. Architecturally designed to highlight striking original finishes, The Strathcona represents a one of a kind investment in Edmonton's bustling retail and entertainment district.



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## DEMOGRAPHICS (2KM RADIUS)



- 42,991 residents
- **41,852 DAYTIME POPULATION**
- 12.3% growth (2015-2020)
- 15.4% projected growth (2020-2025)



- Average household income of \$95,926
- 23.0% of households earn \$60,000 to \$100,000
- **32.0% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 12.5%
- **20-39 YRS = 52.8%**
- 40-59 yrs = 19.1%
- 60+ yrs = 15.7%



- **26,100 VPD ON WHYTE AVENUE**
- 20,000 VPD on Gateway Boulevard

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