



# FLEX SPACE FOR LEASE

10320 80 AVENUE | EDMONTON | AB

Bonus commission available for outside agents

Tenant Incentive Packages Available & Economical Rates

Ongoing improvements including fresh paint & LED lights

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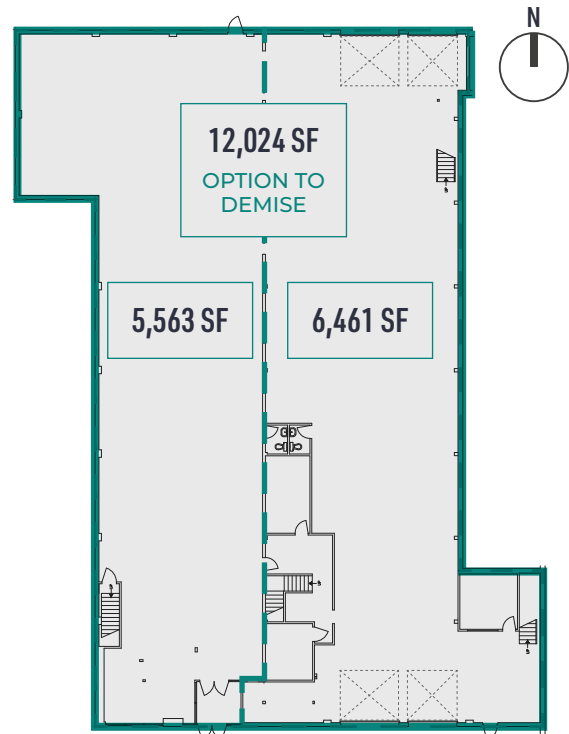
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# PROPERTY FEATURES

Vacancy	+/- 12,024 SF
Basic Rent	Negotiable
Additional Rent (2026 est.)	\$7.35 PSF + 4% Admin Fee
Available	Immediately
Parking	Surface Lot & Street Parking <i>Opportunity for additional parking at discounted rates, contact agent for details</i>
Loading	(4) 14'x10' Grade Doors
Zoning	<a href="#">MU (Mixed Use)</a>
Sprinklered	Yes
Ceiling Height	21'10" ft to deck 20 ft to underside of joist

## FLOOR PLAN



## PROPERTY HIGHLIGHTS



CENTRAL LOCATION



GRADE LOADING



HIGH EXPOSURE



AMPLE PARKING



TENANT INCENTIVES



LARGE SHOWROOM

- Large format retail/showroom opportunity in the heart of Old Strathcona with high exposure and drive-thru loading ability
- The property features high ceilings, brick and beam construction, and historic design elements
- Central location between Gateway Boulevard and Calgary Trail with ample parking on site
- Ideal for large format restaurant, brewery, distillery, retail and showroom users

# PROPERTY OVERVIEW



# LOCATION OVERVIEW

**WHYTE AVENUE** is one of Edmonton's premier dining and entertainment districts, famous for hospitality, shopping, and many festivals the area hosts annually. 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

**98** WALK SCORE

**98** BIKE SCORE



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