

| SHOWROOM OPPORTUNITY IN OLD STRATHCONA |

## RETAIL FOR LEASE

10320 80 AVENUE | EDMONTON | AB



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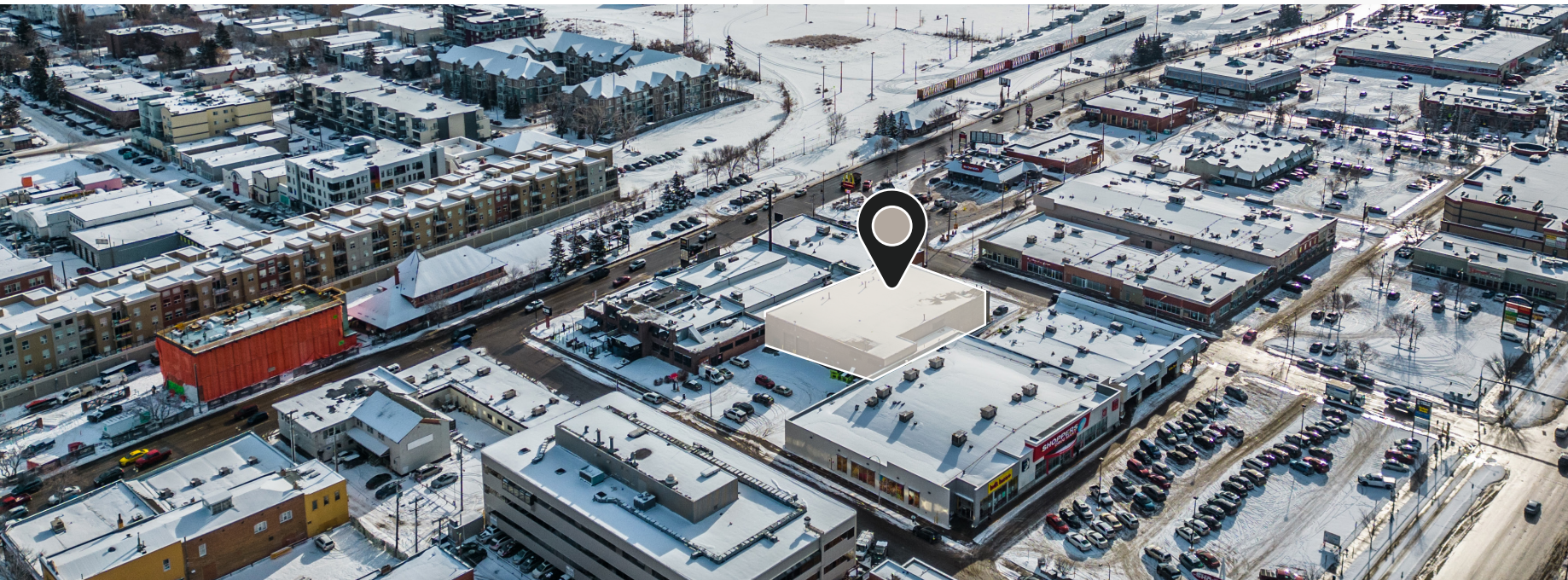


# LOCATION OVERVIEW

LARGE FORMAT VACANCY JUST SOUTH OF WHYTE AVENUE

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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.

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BE IN THE  
ACTION!

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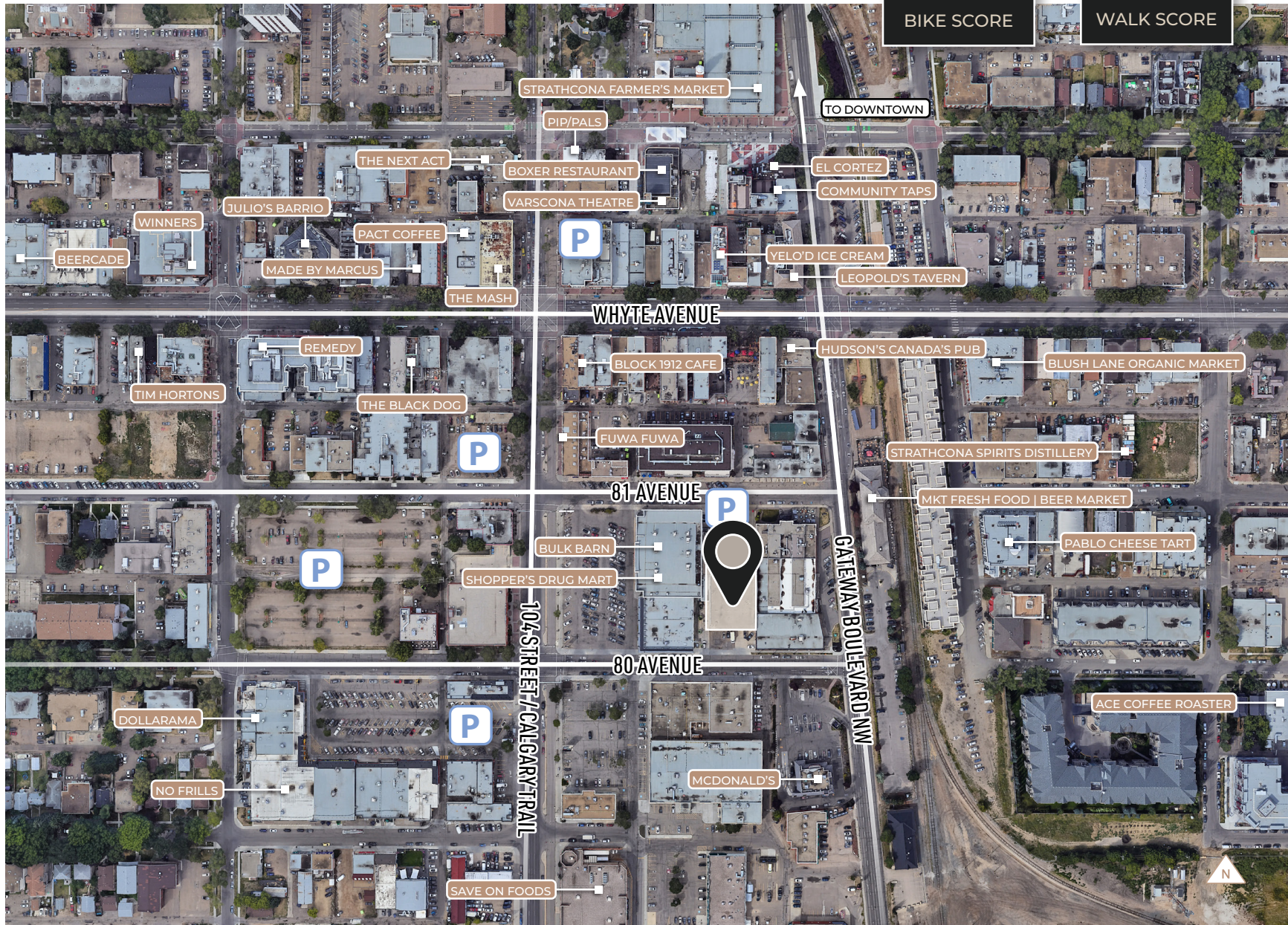
10320 80 AVENUE

98

BIKE SCORE

93

WALK SCORE



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# 10320 80 AVENUE

Vacancy	6,000 – 12,024 SF
Basic Rent	Negotiable
Additional Rent (2024 est.)	CAM \$3.62 Tax \$3.35 Utilities (excl. Electricity) \$1.18 Admin Fee - 4% of Gross Rent \$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

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

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