

| SHOWROOM OPPORTUNITY IN OLD STRATHCONA |

RETAIL FOR LEASE

10320 80 AVENUE | EDMONTON | AB



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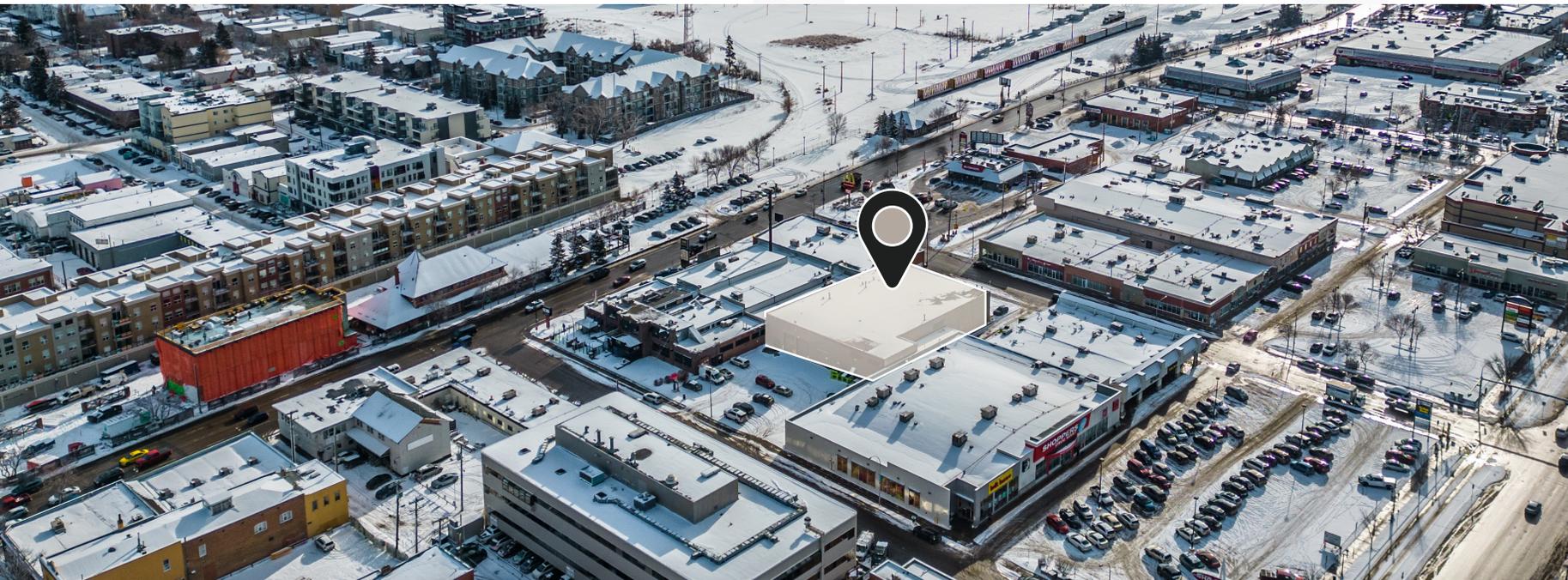
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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

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

LOCATION OVERVIEW

LARGE FORMAT VACANCY JUST SOUTH OF WHYTE AVENUE



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— 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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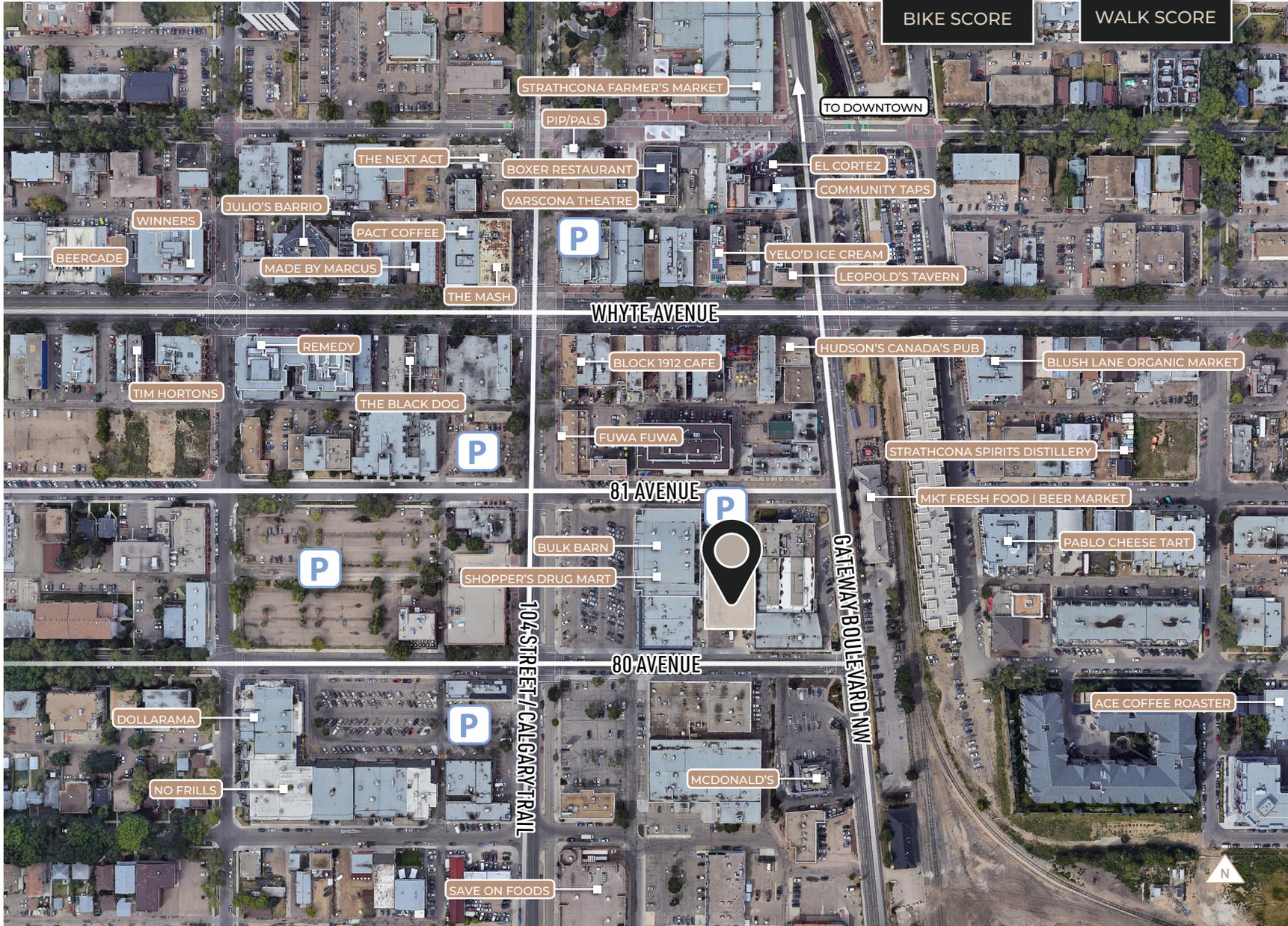
BE IN THE ACTION!

98
BIKE SCORE

93
WALK SCORE

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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 <u>\$8.15 + Admin Fee</u>
Available	Immediately
Parking	Surface Lot & Street Parking
Loading	Grade Doors (drive-thru) 10' wide x 14' high (4)
Zoning	MU (Mixed Use)
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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