

BUILDING FOR SALE

FULLY LEASED BUILDING
ON WHYTE AVENUE

10806 WHYTE 82 AVENUE
Edmonton | AB



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1400 Connect Tower
10020 101A Avenue, Edmonton, AB, T5J 3G2
780.540.5320 | OMADA-CRE.COM

- Fully leased investment property
- Onsite parking at rear
- Two storey commercial building with partial basement
- Located on the North side of Whyte Avenue

PROPERTY FEATURES

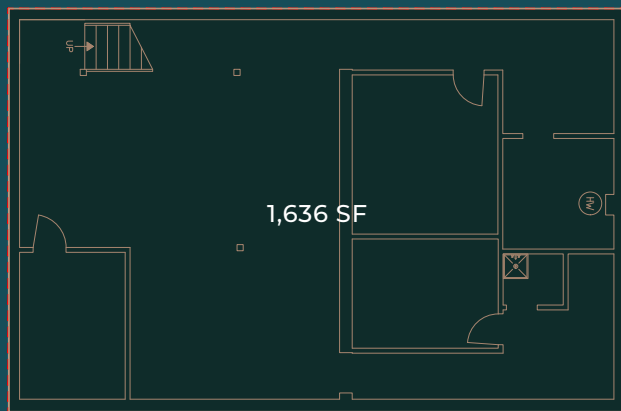
Municipal	10806 82nd Avenue NW
Legal	Part of Lot 3, Block 170, Plan N4000R
Access	Easily accessible off 108 Street & Whyte Avenue
Zoning	Mixed Use (MU h21 f3.8 cf)
Year Built	1964
Parking	Approx. Three (3) tandem surface parking stalls
Tenant Profile	Western Financial Group & Four20
List Price	\$1,300,000

CONCRETE BLOCK CONSTRUCTION

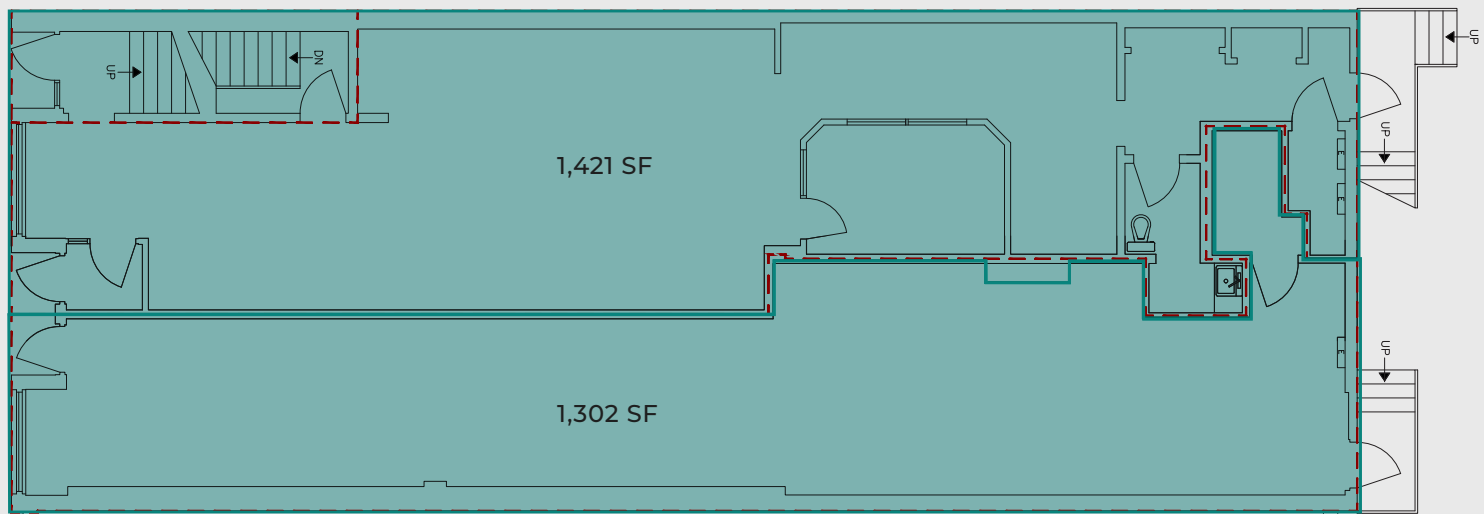
Basement	1,636 SF
Main Floor	2,723 SF
Second Floor	1,553 SF
Leasable Area Total	5,912 SF
Site Area	4,345 SF
Site coverage	58%



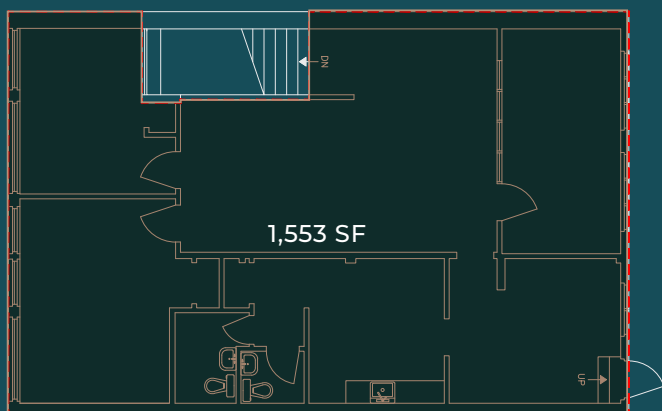
BASEMENT



MAIN FLOOR



SECOND FLOOR OFFICE



OUTSTANDING VISIBILITY AND SIGNAGE OPPORTUNITY IN A WALKABLE, VIBRANT SHOPPING DISTRICT



THREE (3) TANDEM SURFACE PARKING STALLS ON SITE



IDEAL FOR A LOCAL INVESTOR



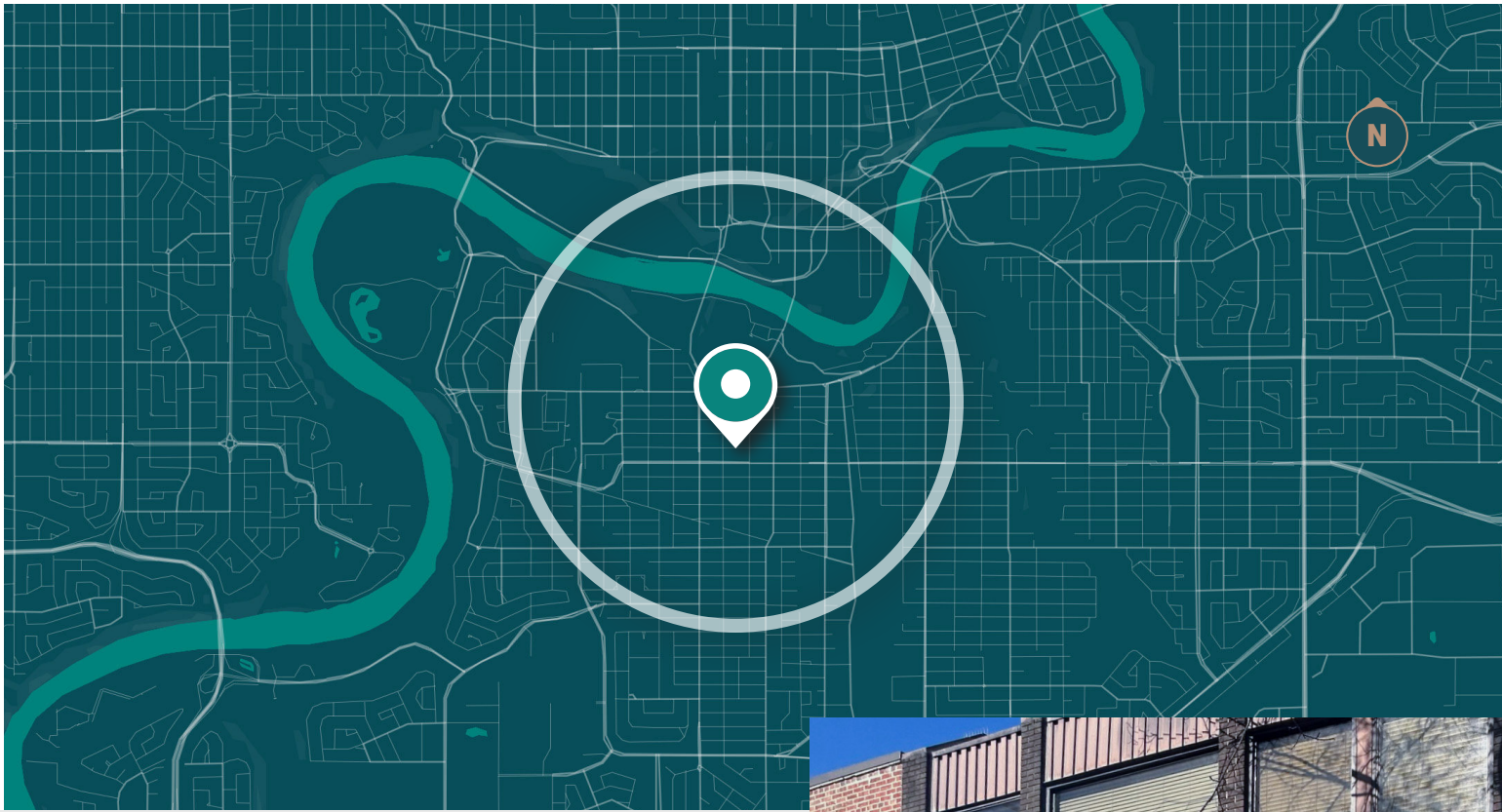
SURROUNDED BY DENSE RESIDENTIAL, ENTERTAINMENT, AND UNIVERSITY FOOT TRAFFIC

THE OPPORTUNITY

On behalf of the Vendor, we are pleased to release this unique Whyte Avenue high street property for sale. The offering is a rare small-scale investment opportunity to own a versatile retail asset in the heart of Whyte Avenue's historic shopping district. With main floor, second floor, and basement this property offers visibility and functional space. The location offers excellent walkability and direct access to key destinations including the University of Alberta and Old Strathcona Farmers' Market. Strong area demographics and traffic counts make this a prime location. There are approximately three (3) tandem parking stalls on the lot.

BUILDING IS FULLY LEASED.





AREA DEMOGRAPHICS

2 KM RADIUS

102,961

DAYTIME POPULATION

81,909 residents

9.3% growth (2019-2024)

18.9% projected growth (2024-2029)

\$102,961

AVERAGE HOUSEHOLD INCOME

24.3% earn \$60-100,000

33.8% earn \$100,000+

47.9%

20-39 YRS

0-19 yrs = 11.0%

40-59 yrs = 20.5%

60+ yrs = 20.6%

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