

BELJAN BLOCK

10330 82 Avenue, Edmonton, AB

1,147 SF
FIXTURED SPACE

RETAIL FOR LEASE

FULLY REDEVELOPED
WHYTE AVENUE RETAIL



- **1,147 SF of built-out, fixtured space, ideally suited for specialty food users**
- Additional 930 SF basement storage available
- Tucked just off Whyte Avenue in an activated laneway with a vibrant mix of restaurants, cafes, studios, and boutique retailers, blending urban edge and walkable community-driven atmosphere
- Surrounded by a daytime population of over 41,000 people within a two-kilometer area plus consistent foot traffic into the evening
- A revitalized historic redevelopment complete with modern upgrades and infused with timeless character
- Ideal for bakery, cafe, quick-serve restaurant, specialty food retailer, dessert bar, and more

CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate

780.953.9072

ben.ashworth@omada-cre.com

PROPERTY FEATURES

Rentable Area	1,147 SF (main) + 930 SF (basement storage)
Available	Immediately
Address	10330 82 Avenue, Edmonton, AB
Legal	Plan I, Block 68, Lot 7
Zoning	DC1 - Direct Development Control
Basic Rent	Main: Market + Basement: \$1000 gross
Op Costs	\$15.93 PSF (2025 est.)
Utilities	Separately metered
Parking	Rear surface



LOCATED WITHIN ARTS
& ENTERTAINMENT HUB

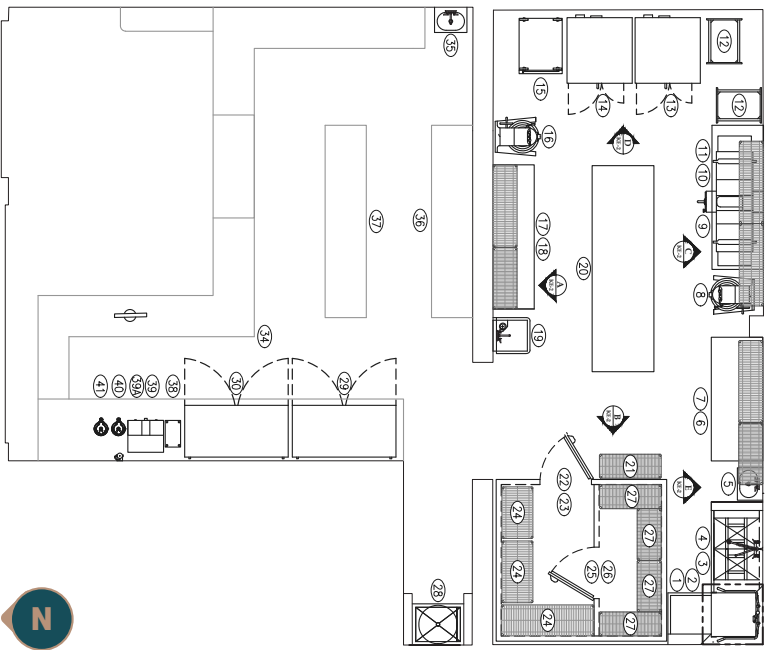


FULLY REDEVELOPED
HISTORIC BUILDING



POPULAR PEDESTRIAN
DESTINATION LANEWAY

FLOOR PLAN



THE OPPORTUNITY

SITUATED JUST STEPS AWAY FROM THE OLD STRATHCONA FARMERS MARKET, WHICH DRAWS THOUSANDS OF VISITORS EVERY WEEKEND.

Beljan Block, formerly a historic single-storey building, has been transformed into a striking three-storey commercial space. The redevelopment includes a fully built-out bakery, ideal for specialty food concepts, cafés, or dessert shops. The space also features an alley-access retail storefront and a variety of modern design upgrades.

Positioned on the north side of Whyte Avenue (82 Avenue), between Gateway Boulevard and 104 Street, this property is located in the heart of Edmonton's most walkable and vibrant shopping and entertainment district—Old Strathcona.

Surrounded by over 600 businesses including restaurants, bars, boutique shops, and theatres, Beljan Block offers a rare opportunity in one of the city's most dynamic commercial corridors.



AREA DEMOGRAPHICS

2 KM RADIUS

41,332

DAYTIME POPULATION

40,626 residents
7.1% growth (2018-2024)
18.4% projected growth (2024-2029)

51.0%

20-39 YRS

0-19 yrs = 11.8%
40-59 yrs = 20.1%
60+ yrs = 17.4%

\$95,949

AVERAGE HOUSEHOLD INCOME

23.21% earn \$60-100,000
32.3% earn \$100,000+

27,830

VPD ON WHYTE AVENUE

21,178 VPD on Gateway Blvd
15,158 VPD on 104 Street

CHRIS KILLINGSWORTH

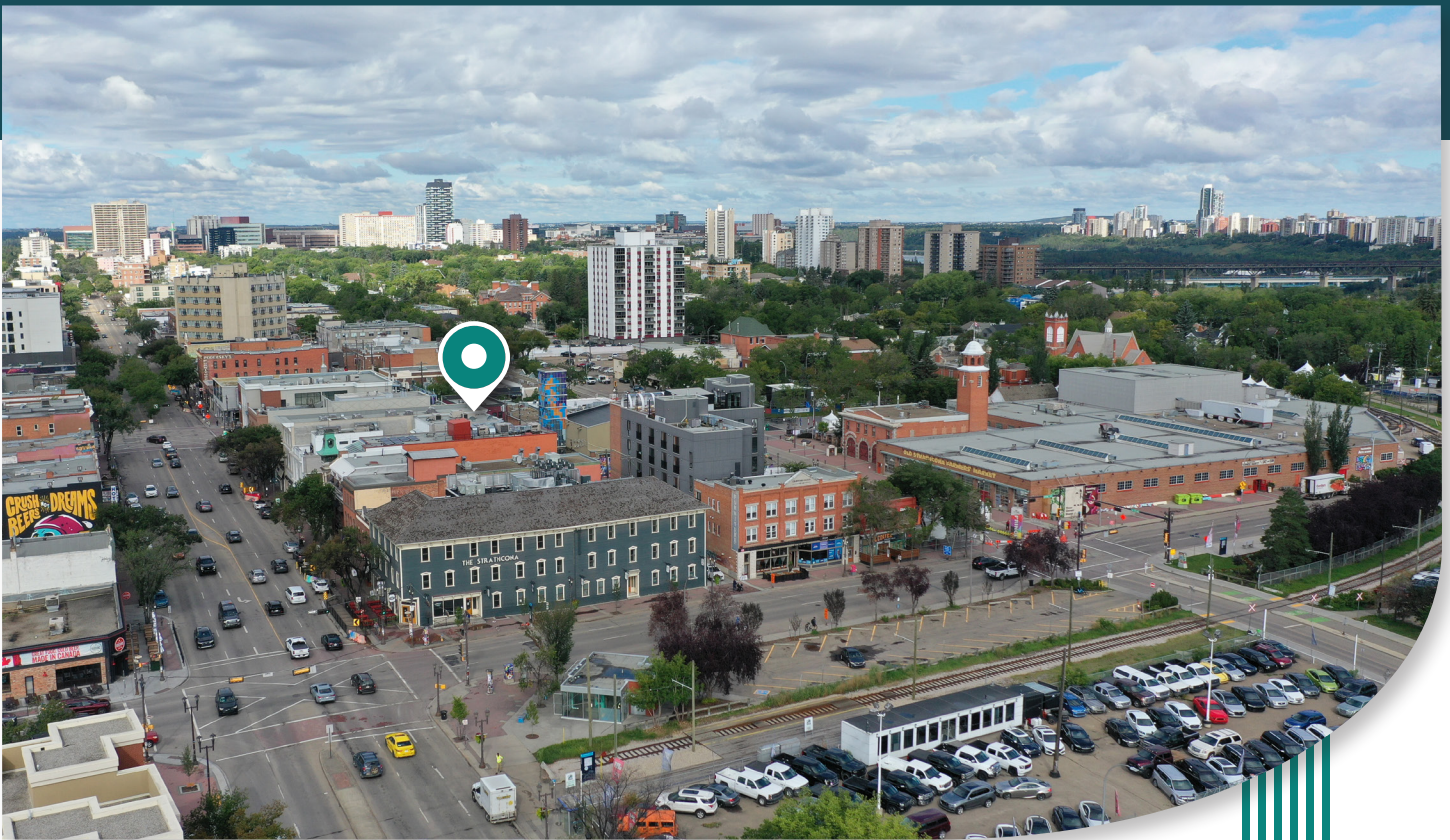
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OLD STRATHCONA FARMERS MARKET IS HOME TO OVER 140 VENDORS AND DRAWS THOUSANDS OF VISITORS PER WEEKEND



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

Omada
COMMERCIAL