

THE NINE TIMES BUILDING: SECOND FLOOR

10552 Whyte Avenue, Edmonton, AB

| FOR LEASE |

COMMERCIAL SPACE



- **Second floor loft space available**
- Join Nine Times Skateboards as a neighbor
- Wide open second floor space
- Stairwell access to front and rear

ERIC SLATTER

Partner

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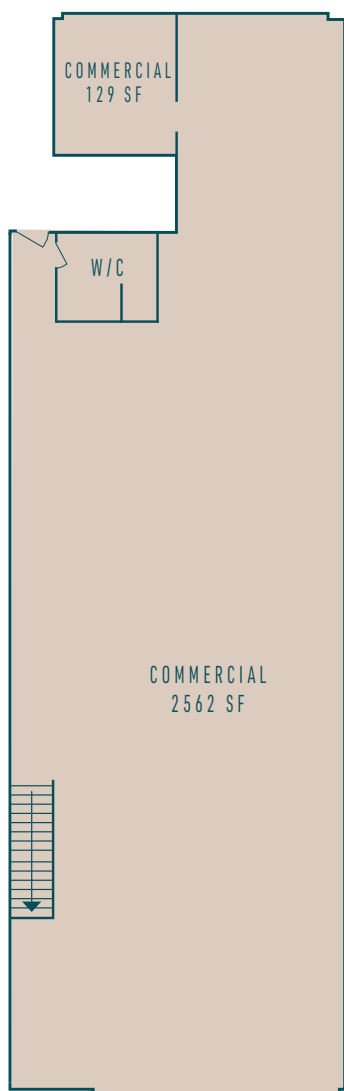
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PROPERTY FEATURES

Vacancy	3,213 SF
Available	Immediately
Municipal	10552 82 Avenue, Edmonton, AB
Zoning	Mixed Use (MU h16 f3.5 cf)
Utilities	Separately metered and charged
Parking	Rear surface parking Whyte Ave Street Parking
Basic Rent	Please contact
Additional Rent	\$9.72 PSF (2026 est.)



SPACE PLAN



JOIN NINE TIMES
SKATEBOARD AS A NEIGHBOR



DIRECT STOREFRONT
ACCESS TO THE STREET



STAIRWELL ACCESS
TO FRONT AND REAR

THE OPPORTUNITY

Join the existing rich tapestry of residential and business activity in Edmonton's coolest neighborhood: Old Strathcona. Whyte Avenue is rich in amenities, including public parks, the nearby river valley, dining & shopping options. Public transit and the University of Alberta are within walking distance. There is abundant street parking. Space is equipped with a washroom, flooring, and lighting already in place.



AREA DEMOGRAPHICS

2 KM RADIUS

53,559

DAYTIME POPULATION

44,650 residents
16.7% growth (2018-2025)
13.1% projected growth (2025-2030)

50.3%

20-39 YRS

0-19 yrs = 11.5%
40-59 yrs = 20.0%
60+ yrs = 18.2%

\$95,659

AVERAGE HOUSEHOLD INCOME

22.4% earn \$60-100,000
30.2% earn \$100,000+