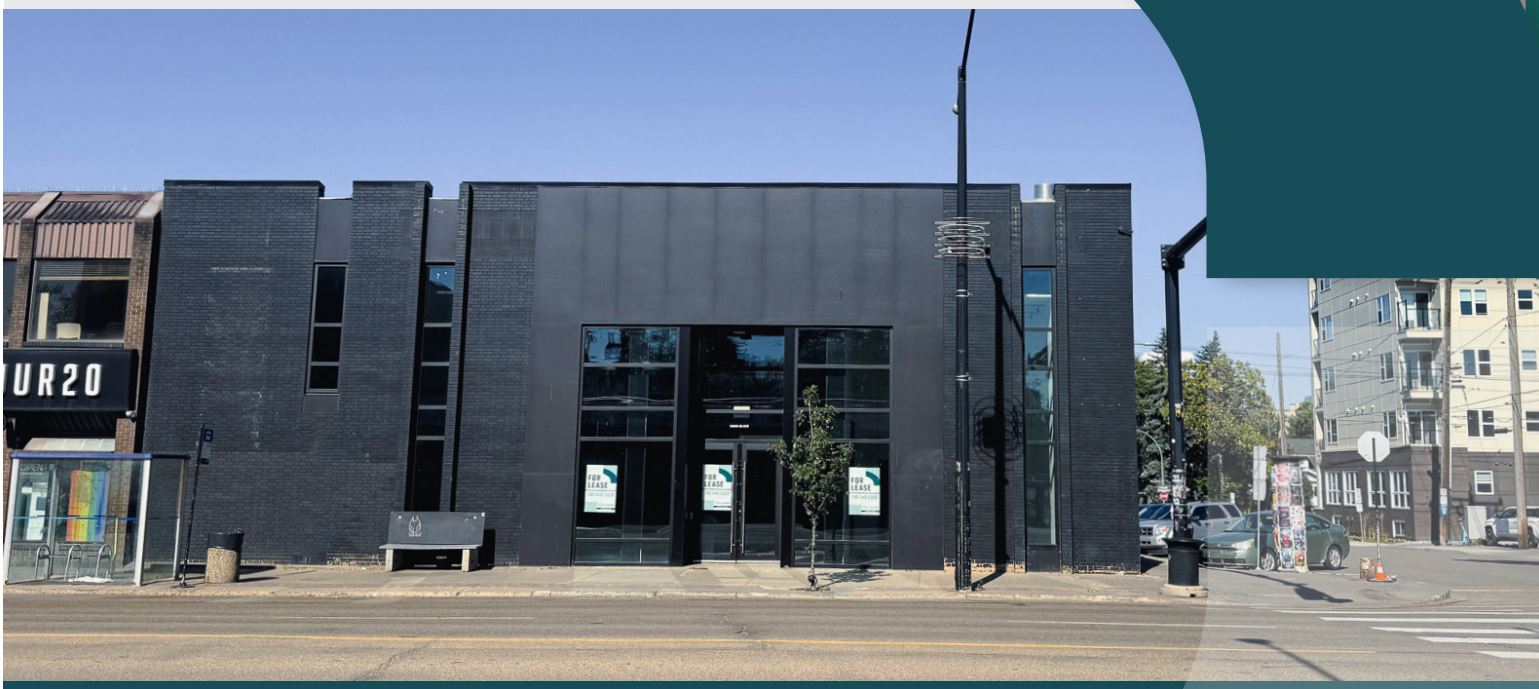
**UP TO 12,670 SF** OF EXTENSIVELY RENOVATED RETAIL AND OFFICE SPACE

# RETAIL FOR LEASE



## MERCHANT BLOCK

10802 82 Avenue NW, Edmonton, AB

- A highly visible location in the heart of Edmonton's established retail corridor, offering excellent exposure for retail and professional users
- Strong pedestrian activity and proximity to the University of Alberta, established residential neighbourhoods and surrounding amenities
- Approximately $1.5 million invested in interior improvements and base building upgrades
- Flexible floorplate suitable for a variety of retail, professional and service oriented users


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# PROPERTY FEATURES

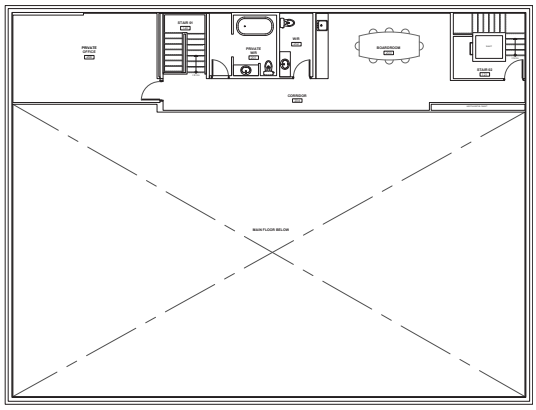
| | |
|---|---|
| Vacancy | Second Floor: 1,402 SF<br>Ground Floor: 837 - 5,634 SF<br>Basement: 590 - 5,634 SF |
| Available | TBC |
| Municipal | 10802 82 Avenue NW, Edmonton, AB |
| Legal | Plan 4000R, Block 170, Lots 1 & 2 |
| Zoning | Mixed Use (MU h21 f3.8 cf) |
| Basic Rent | Negotiable |
| Op. Costs | TBC |
| Utilities | Separately metered |
| Parking | 8 dedicated stalls and surface street parking |



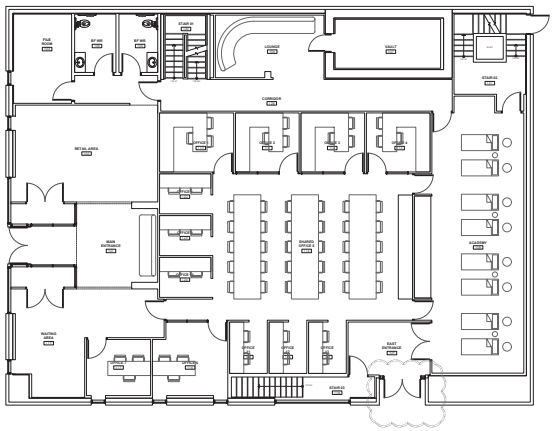




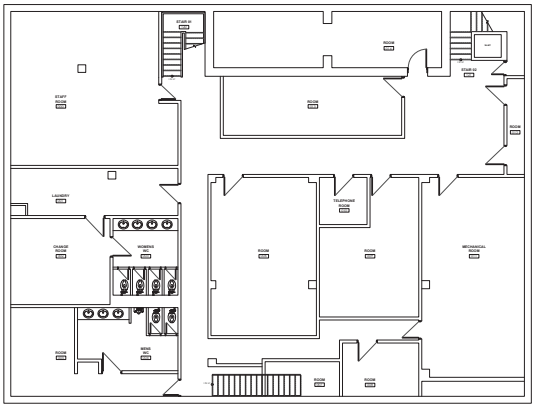
# FLOOR PLAN



**SECOND FLOOR PLAN**
1,402 SF



**GROUND FLOOR PLAN**
837 - 5,634 SF



**BASEMENT FLOOR PLAN**
590 - 5,634 SF

# MARKET INSIGHT

Located in the heart of Edmonton's highly sought after Garneau and Old Strathcona districts, Merchant Block is a character commercial property positioned along Whyte Avenue, one of Edmonton's most established and active retail corridors.

The property benefits from strong pedestrian activity, excellent exposure and proximity to the University of Alberta, surrounding residential neighbourhoods and a diverse mix of established retail, restaurant and service uses. The building has undergone a comprehensive renovation, with approximately $1.5 million invested in interior improvements and upgrades to the base building systems. The property offers a flexible floorplate capable of accommodating a variety of retail, professional and service oriented users.








FLEXIBLE BUILDING CONFIGURATION

8 DEDICATED SURFACE PARKING STALLS

CLOSE PROXIMITY TO THE UNIVERSITY OF ALBERTA

# AREA DEMOGRAPHICS

2 KM RADIUS

**51,658**

DAYTIME POPULATION

43,806 residents
17.3% growth (2020-2025)
13.7% projected growth (2025-2030)

**$98,504**

AVERAGE HOUSEHOLD INCOME

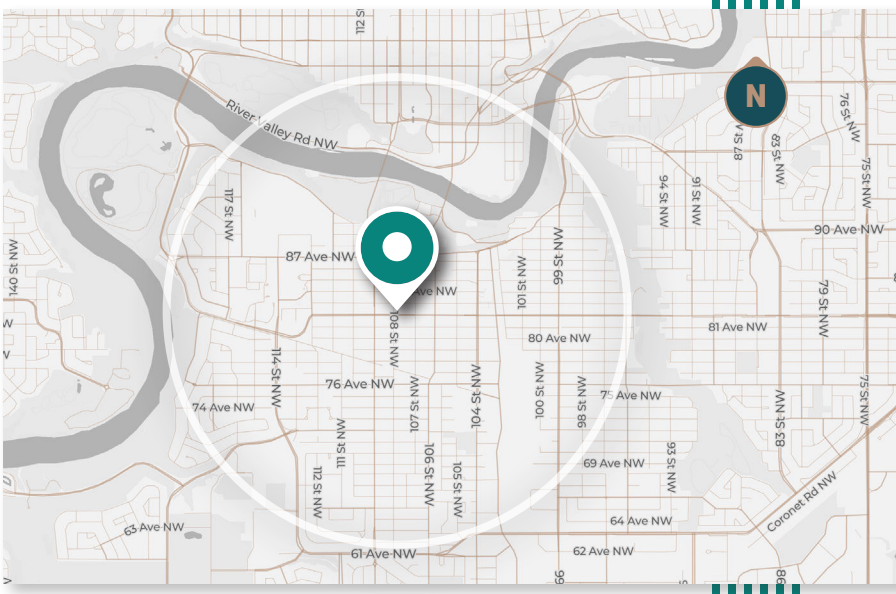
22,316 – total households
22.3% earn $60 - $100,000
30.3% earn $100,000+

**50.4%**

20-39 YEARS

11.7% – 0-19 years
19.7% – 40-59 years
18.2% – 60+ years

17,877 VPD ON WHYTE AVENUE









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