

# FOR LEASE

1,600 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10760 82 Avenue, Edmonton, AB

## WHYTE AVENUE RETAIL SPACE

### Property Highlights

- Below market lease rates.
- Immediate move-in incentives offered.
- Ideal for a specialty retail store, comic/gaming store, vape shop, professional massage and chiropractic clinic, accounting firm, or law offices.
- Located on the highly sought-after retail corridor of Whyte Ave.
- Neighbors include Avila Arepa, Hexagon Coffee, H&R Block, Panago, Sole Experience, and Tops Food Store.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

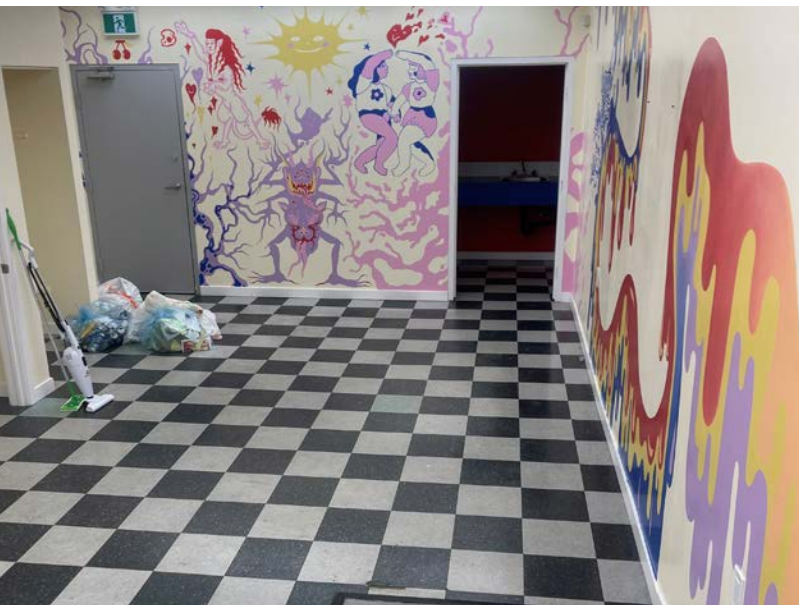
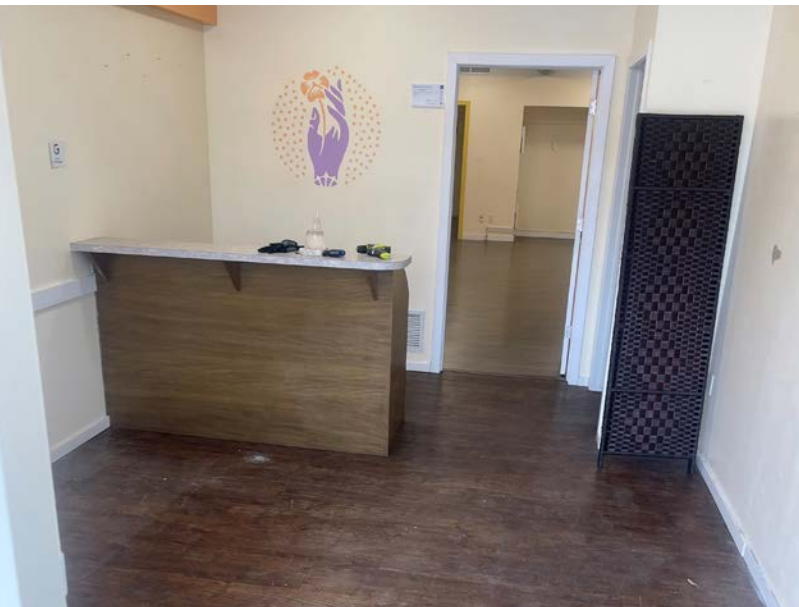


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# FOR LEASE

Whyte Avenue Retail Space

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# FOR LEASE

## Whyte Avenue Retail Space

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### Property Information

**Municipal Address:** 10760 B - 82 Avenue Edmonton, AB

**Legal Address:** Lot 15, Block 132, Plan RN4

**Size:** 1,600 Sq. Ft. (+/-)

**Zoning:** MU (Mixed-Use)

**Parking:** Street front parking and  
1-2 designated parking stalls at rear

**Possession:** Immediate/negotiable

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**Lease Rate:** \$25.00/Sq. Ft.

**Op Costs:** \$9.50/Sq. Ft.

### Contact

**David J. Olson**  
Senior Associate  
Cell: 780.908.1650  
Direct: 780.784.5356  
david@lizotterealestate.com

**Justin Sorensen**  
Associate  
Cell: 780.257.6860  
Direct: 780.784.9581  
justin@lizotterealestate.com

**Cynthia Leduc**  
Unlicensed Assistant  
Direct: 780.784.5359  
cynthia@lizotterealestate.com

### Demographics within 5KM

