



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

THE SHOPPES OF GARNEAU

10740-82 Avenue
(Whyte Avenue),
Edmonton, AB



1,211 SF AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Join Panago Pizza, H&R Block, Sweet Honey Dessert and Prairie Donair
- Strategically located along Whyte Avenue with exposure to over 23,700 vehicles per day.
- High exposure end cap opportunity with great signage.
- Property has 4 parking stalls available at the rear of the building for patrons/staff.
- DC1 - Direct Control Provision Zoning allows for a large variety of uses.
- Ideal space for: Pharmacy, optical, food uses, ice cream shops, fashion, etc.
- Lease Rate: Market.
- Operating Costs: \$27.87 per SF (Estimate 2025 Budget).
- Tenant Improvement Allowance: Negotiable.

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

Jamie Topham
Partner
780 702 4259
jamie.topham@cwedm.com

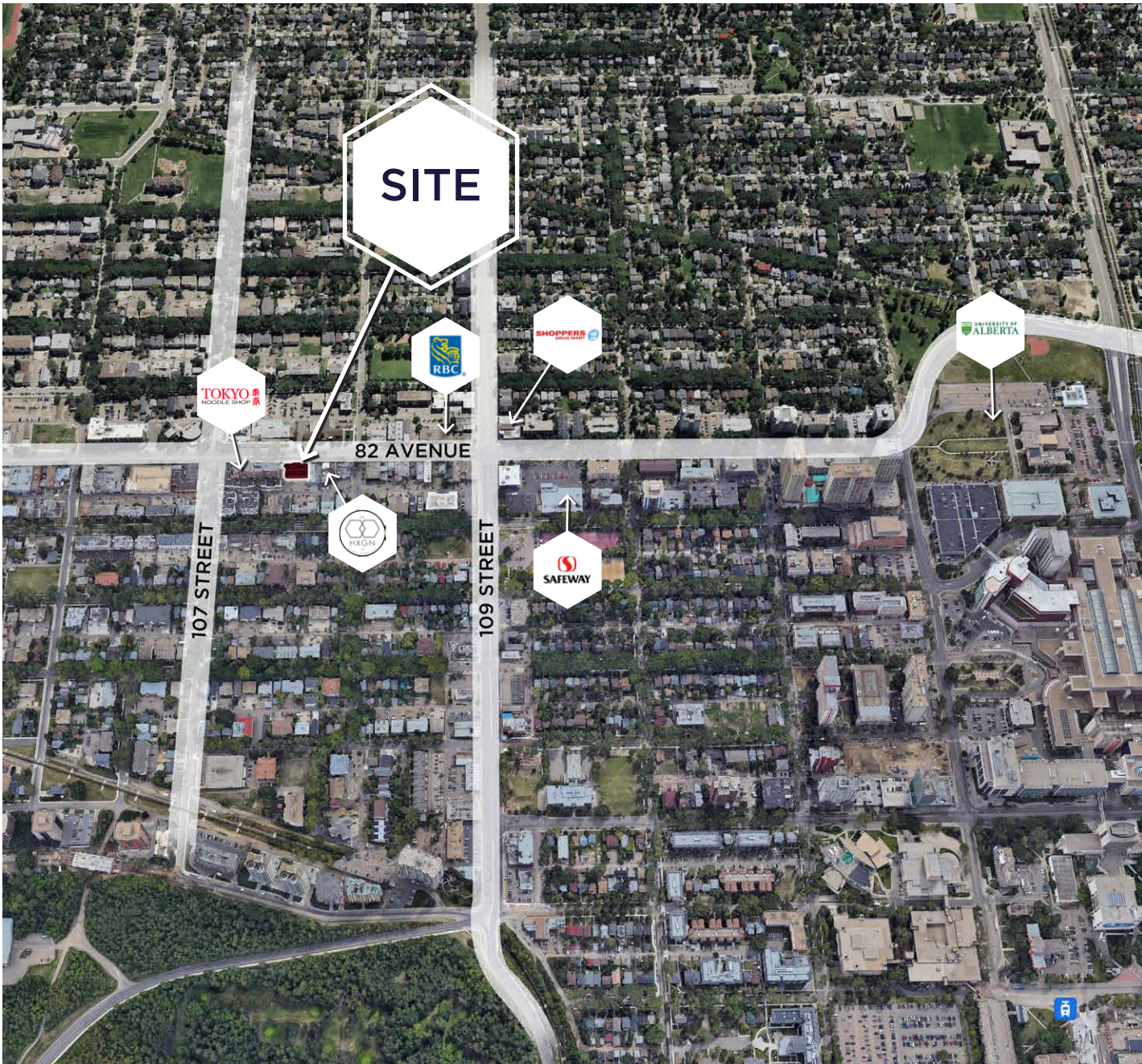
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2025

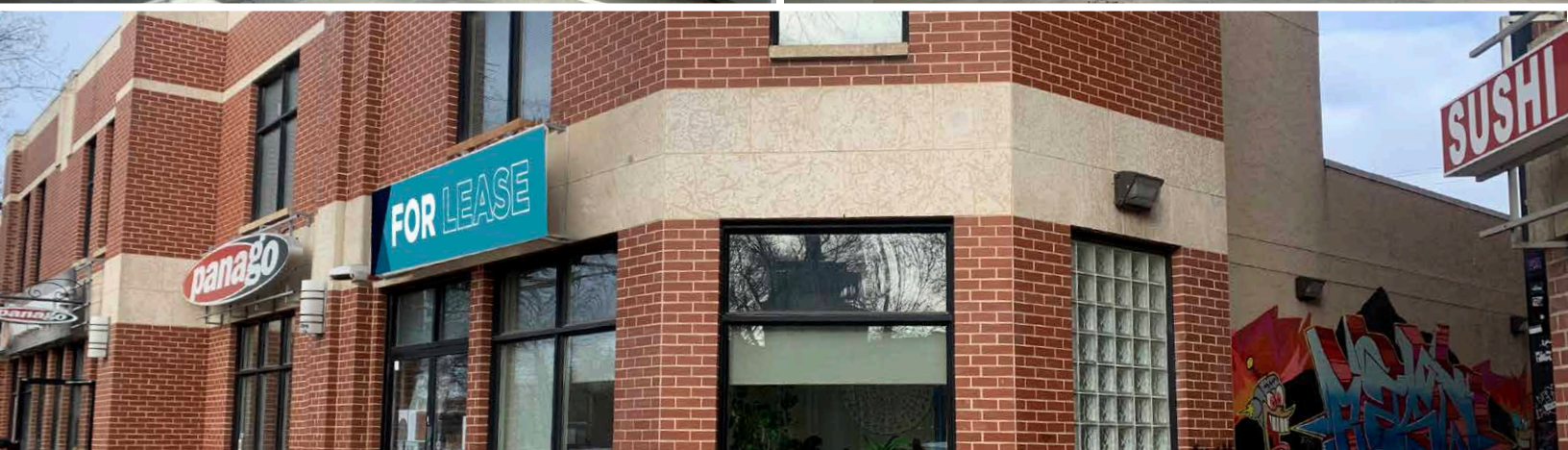
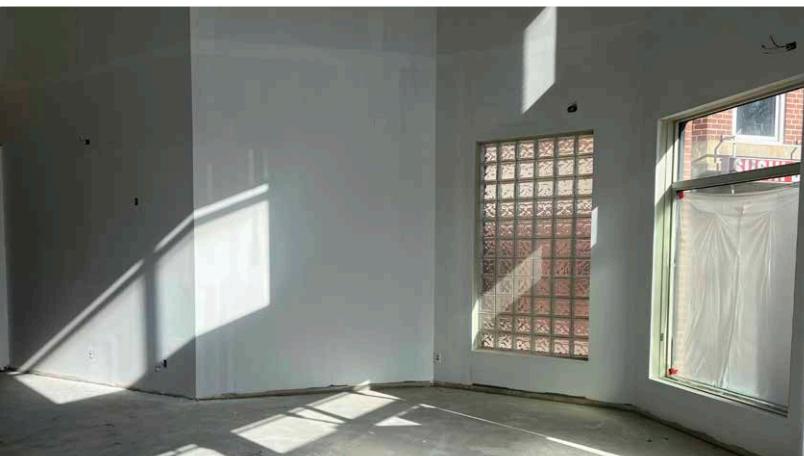
PROPERTY DETAILS

Municipal Address:	10740-82 Avenue (Whyte Avenue), Edmonton	Additional rent:	\$27.87 per SF (Estimate 2025 Budget).
Zoning:	DC1 - Direct Control	Bay Size:	1,211 SF
Neighbourhood:	Garneau	Built:	1999
Available:	Immediately		

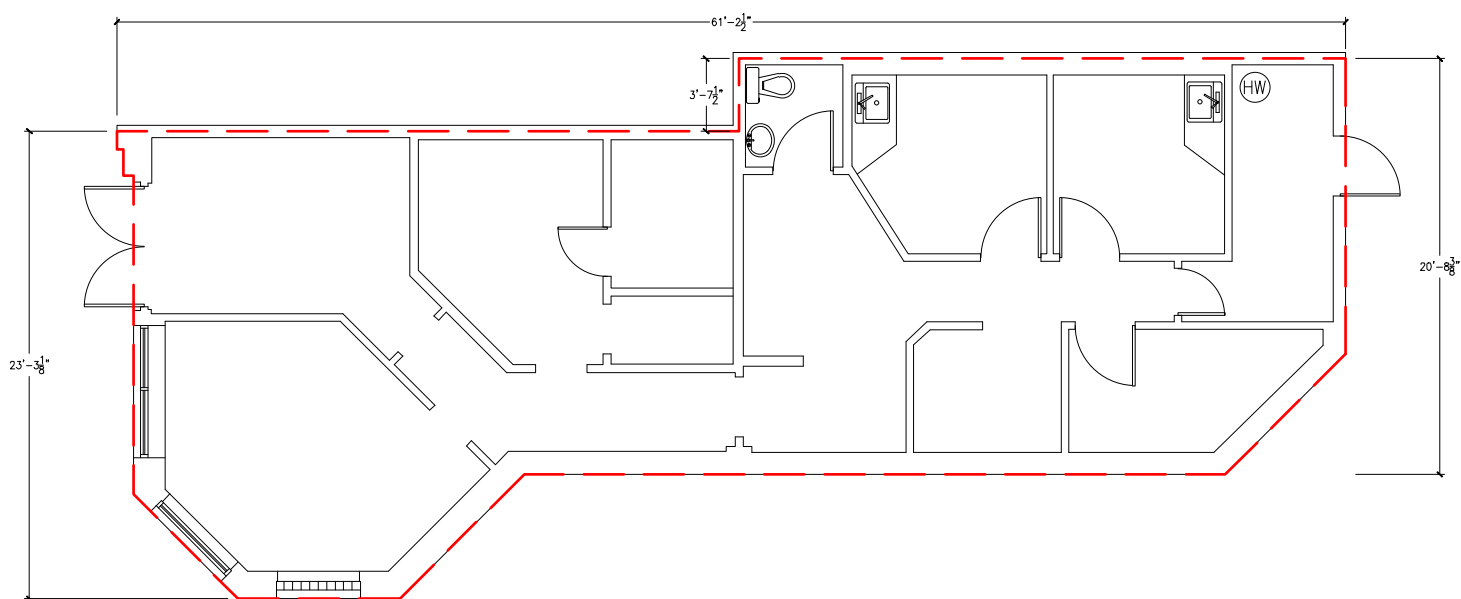
AERIAL




PROPERTY PHOTOS





FLOOR PLAN



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	17,091	81,378	196,964

	AVERAGE INCOME		
	1km	3km	5km
	\$78,225	\$100,359	\$100,568

	VEHICLES PER DAY
	25,900 on Whyte Avenue



**CUSHMAN &
WAKEFIELD**
Edmonton

Karina Lopez
Senior Associate
[780 429 9393](tel:7804299393)
karina.lopez@cwedmonton.com

Jamie Topham
Partner
[780 702 4259](tel:7807024259)
jamie.topham@cwedmonton.com