



FOR LEASE

RAYMOND BLOCK

8155 - 105 Avenue,
Edmonton, AB

WHYTE AVENUE'S PREMIER SHOPPING CORNER

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SITE

THE OPPORTUNITY

With over 600 of Edmonton's trendiest businesses, Old Strathcona has it all. The area is home to the city's longest standing retailers and offers a variety of choices including fashion, music shops, lodging, restaurants, salons, book stores, decor, health, sporting goods, professional services and vehicles sales.

Whyte Avenue is Edmonton's main arts and entertainment district, and local shopping hub for residents and students at the nearby University of Alberta. Located in the historic Old Strathcona neighborhood, Whyte Avenue draws people of all ages and interests, making it a must visit destination for everyone.



DEMOGRAPHICS



POPULATION
 40,972 Residents
 53,899 Daytime Population



AVERAGE INCOME 2KM
 \$96,705



AGE 2 KM
 5-19 yrs = 11.6%
 20-39 yrs = 55.2%
 40-59 yrs = 18.7%
 560 + yrs = 14.6%

PROPERTY DETAILS

Municipal Address: 8155 - 105 Street, Edmonton, AB
Legal Description: Plan 1, Block 62, Lots 21-27
Available Size: 3,275 SF
 2,000 SF
Zoning: Direct Development Control
 Provision DC1 (999)

Ceiling Height: 18' Clear Retail
HVAC: Horizontal Modular Heat Pump
 7 tons / CRU
Electrical: 200 Amp / 3-Phase service
Property Tax: \$4,747.57

Parking: Limited Heated
 Underground
Signage: Prominent Fascia
Additional Rent: \$19.25 per SF (2025)

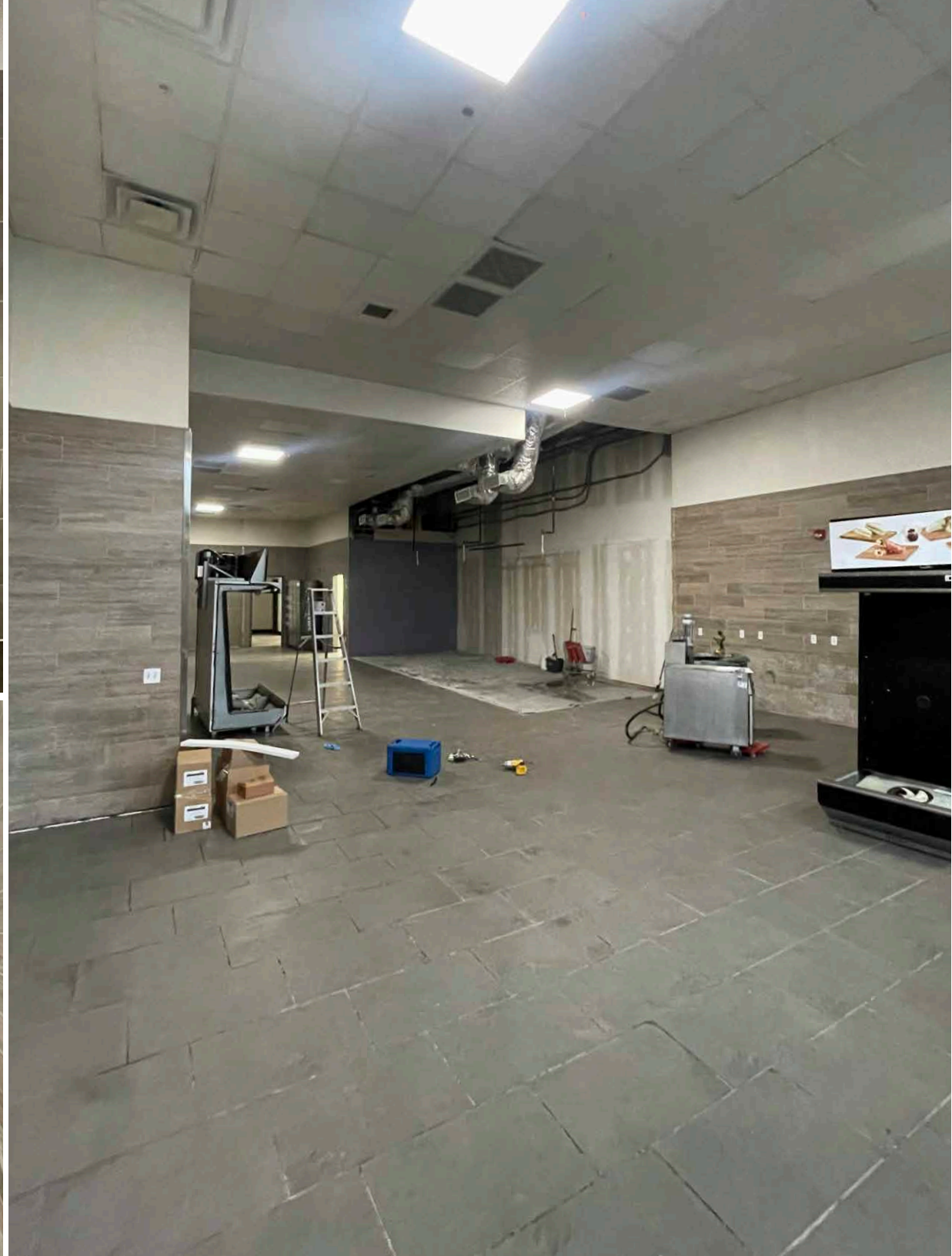
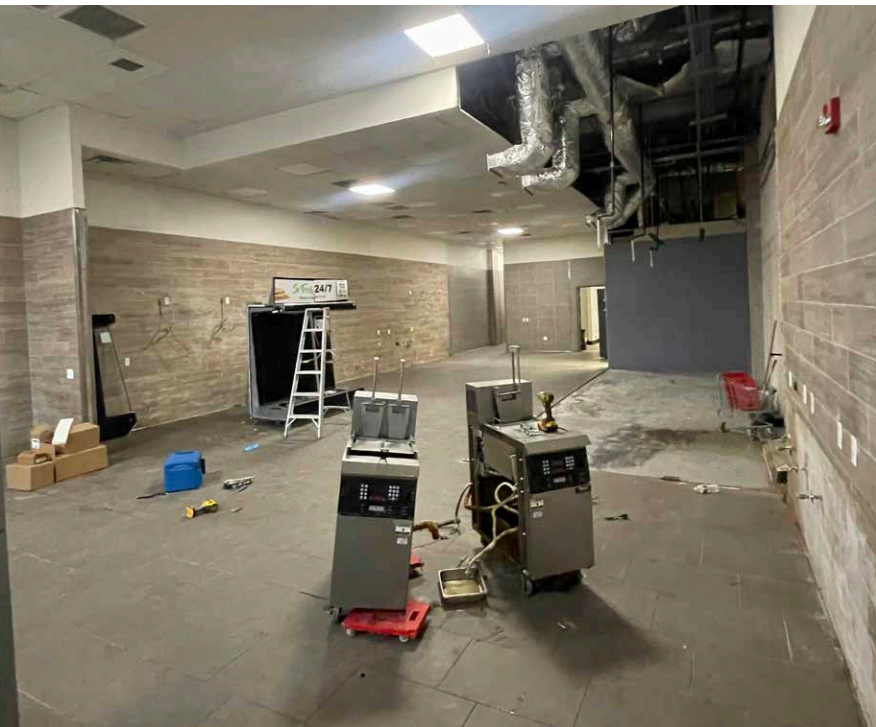
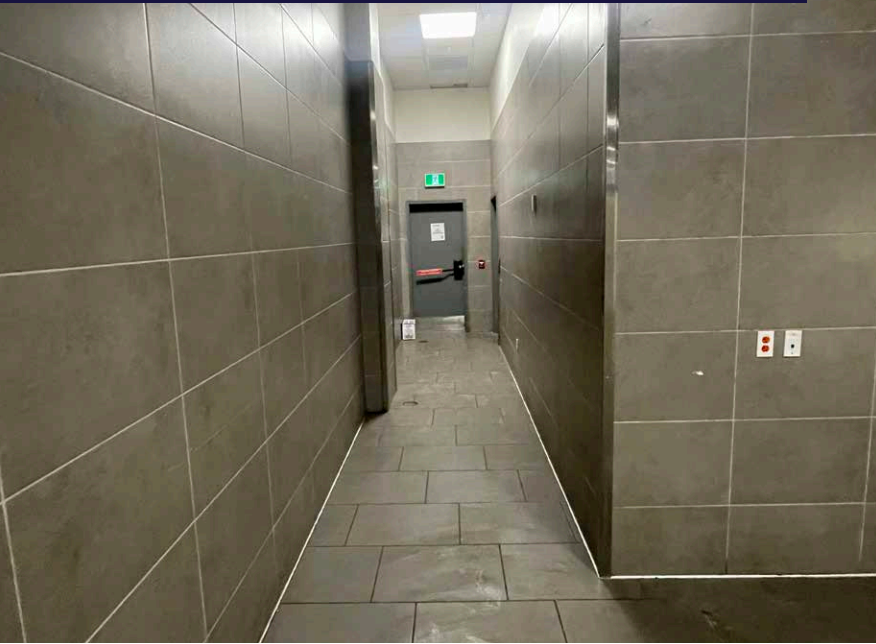
WHYTE AVENUE

EDMONTON'S VIBRANT HUB

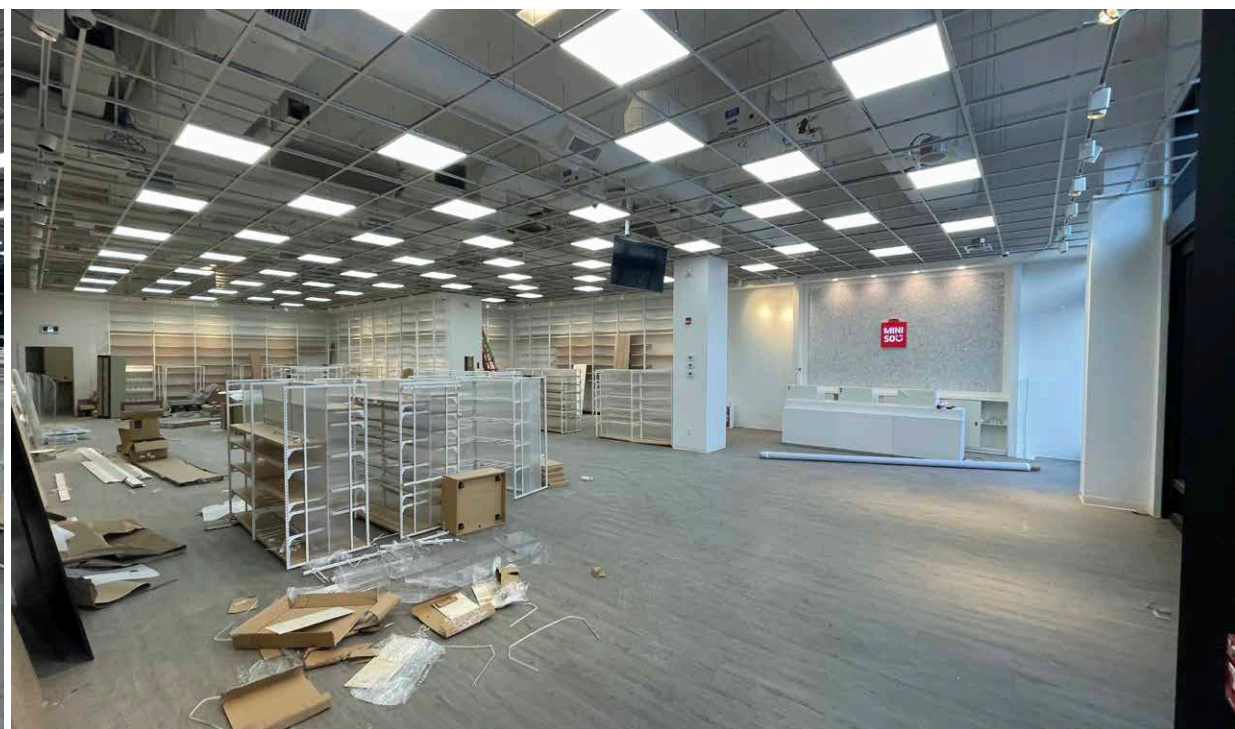
Located in the heart of Old Strathcona, Whyte Avenue is Edmonton's go-to destination for culture, shopping, and entertainment. Wander through historic buildings, explore unique boutiques, and savor diverse culinary delights. By day, enjoy the charm of local cafes and art galleries; by night, experience the lively pubs, theaters, and music venues. Home to seasonal festivals and events, Whyte Avenue is a welcoming space where heritage meets modern energy—perfect for day trips, date nights, or family outings. Discover why this beloved avenue is the heartbeat of Edmonton!



INTERIOR PHOTOS (2,000 SF)



INTERIOR PHOTOS (3,275 SF)





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