



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

RAYMOND BLOCK

8155 - 105 Avenue,
Edmonton, AB

WHYTE AVENUE'S PREMIER SHOPPING CORNER

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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.

PROPERTY DETAILS

Municipal Address:	8155 - 105 Street, Edmonton, AB
Legal Description:	Plan 1, Block 62, Lots 21-27
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:	\$19.50 Per SF (2024)

DEMOGRAPHICS



POPULATION

40,972 Residents
53,899 Daytime Population



AVERAGE INCOME 2KM

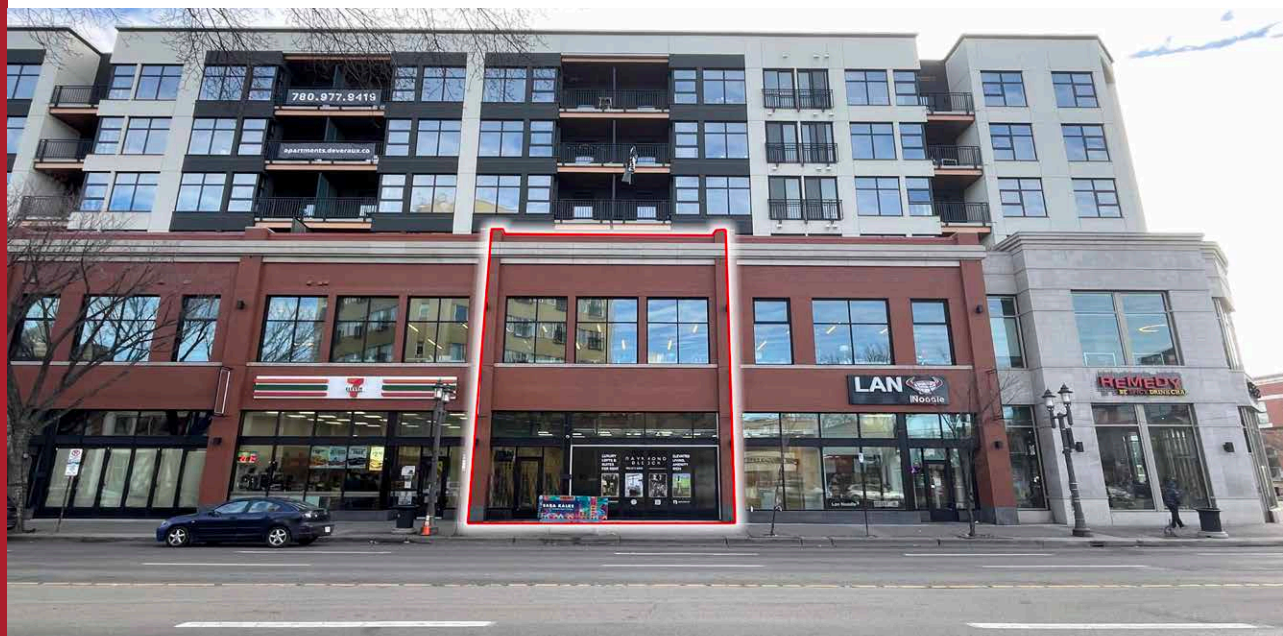
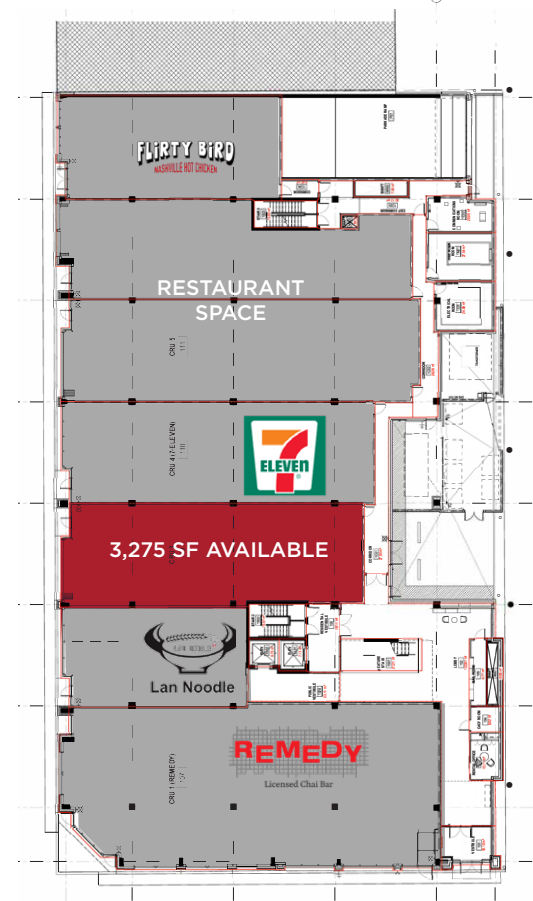
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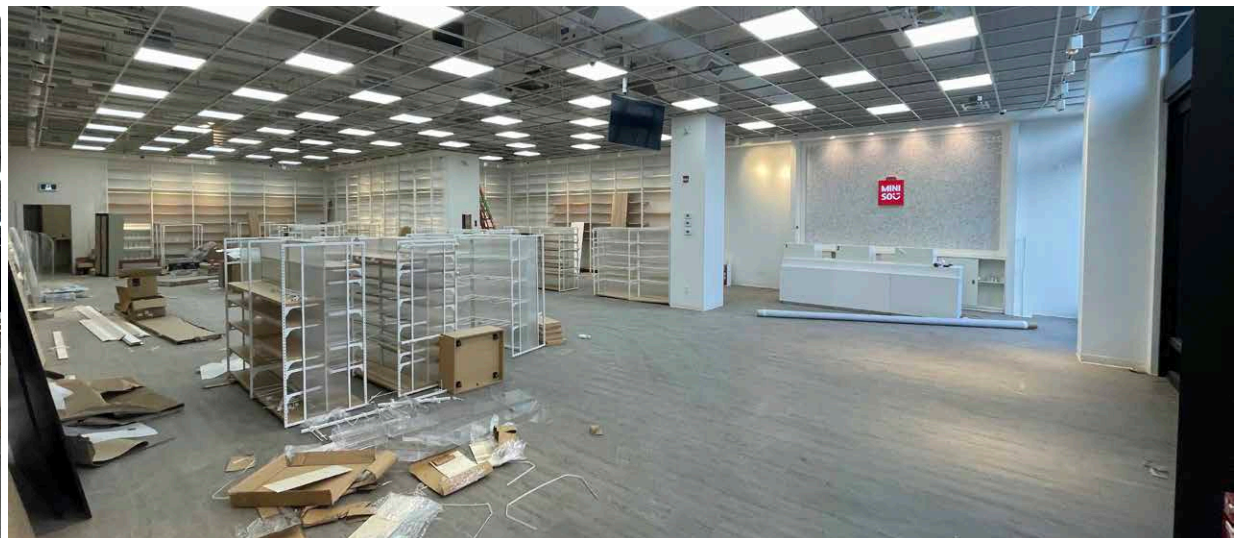
AGE 2 KM

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

FLOOR PLAN



INTERIOR PHOTOS



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