



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SUBLEASE **WHYTE AVENUE SUBLEASE**

10467 82 Avenue NW,
Edmonton, AB



EXCELLENT EXPOSURE

PRIME WHYTE AVENUE OPPORTUNITY

PROPERTY HIGHLIGHTS

- Mixed Use Development
- High Foot Traffic Location
- Excellent Exposure to Whyte Avenue

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PROPERTY DETAILS

Municipal Address:	10467 82 Avenue NW, Edmonton, AB
Legal Description:	Plan 1822892, Block 62, Lot 35
Zoning:	DC1 (Direct Development Control Provision 20476)
Neighbourhood:	Queen Alexandra
Built:	2018

Parking:	Street
Signage:	Prominent Fascia
Additional Rent:	\$19.50 per SF
Basic Rent:	\$35.00 per SF
Lease Expiry:	October 31, 2028

AERIAL



DEMOGRAPHICS

POPULATION	1km	3km	5km
	14,224	81,212	184,887

AVERAGE INCOME	1km	3km	5km
	\$90,545	\$114,810	\$114,947

HOUSEHOLDS	1km	3km	5km
	8,149	41,701	90,364

VEHICLES PER DAY	1km	3km	5km
	26,500 on Whyte Avenue/82 Avenue	20,800 on 104 Street	7,000 on 105 Street

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