

PRIME WHYTE AVENUE OPPORTUNITY

PROPERTY HIGHLIGHTS

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

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PROPERTY DETAILS

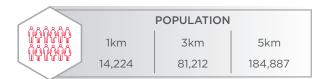
Municipal Address:	10467 82 Avenue NW, Edmonton, AB	
Legal Description:	Plan 1822892, Block 62, Lot 35	
Zoning:	DC1 (Direct Development Control Provision 20476)	
Neighbourhood:	Queen Alexandra	
Built:	2018	

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

AERIAL



DEMOGRAPHICS



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

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