



**CUSHMAN &
WAKEFIELD**
Edmonton

VIBRANT RETAIL
NODE ±4,709 SF

HEART OF WHYTE AVE

10537 82 AVENUE NW,
EDMONTON, AB

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. June 2026

RETAIL TEAM LISTING

CONTACT LEAD AGENTS

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedm.com

Robin Chan, BSc
Associate
780 617 2426
robin.chan@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Gary Killips, B.COMM. **Brett Killips, B.COMM., CCIM** **Jamie Topham, CCIM**



**±4,709 SF OF RETAIL SPACE
WITH DEVELOPED BASEMENT**

PROPERTY DETAILS

MUNICIPAL ADDRESS	LEGAL DESCRIPTION	ZONING	LEASED PREMISES
10537 82 AVE NW, EDMONTON, AB	PLAN I BLK 63 LOT 8,9	MU MIXED USE	MAIN FLOOR ±4,709 SF BASEMENT ±4,865 SF
PARKING	ADDITIONAL RENT	AVAILABILITY	LEASE RATE
18 STALLS	\$21.05 / SF	Q1 2027	MARKET

PROPERTY HIGHLIGHTS

- PRIME RETAIL OPPORTUNITY ON WHYTE AVENUE IN OLD STRATHCONA
- DEVELOPED BASEMENT AREA
- EXPOSURE TO ±20,000 VEHICLES PER DAY
- HIGH-TRAFFIC CORRIDOR WITH STRONG PEDESTRIAN ACTIVITY
- DIVERSE MIX OF NATIONAL BRANDS, LOCAL RETAILERS, AND RESTAURANTS
- YEAR-ROUND EVENTS AND FESTIVALS DRIVE CONSISTENT VISITATION
- DENSE SURROUNDING POPULATION SUPPORTING DAY AND NIGHT DEMAND



**CUSHMAN &
WAKEFIELD**
Edmonton



82,438
POPULATION
Within 3 KM



\$115,156
AVG. INCOME
Within 3 KM



42,974
HOUSEHOLDS
Within 3 KM

RETAIL TEAM LISTING

CONTACT LEAD AGENTS

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedmonton.com

Robin Chan, BSC
Associate
780 617 2426
robin.chan@cwedmonton.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedmonton.com

Gary Killips, B.COMM. Brett Killips, B.COMM., CCIM Jamie Topham, CCIM

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.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. June 2026