

FOR LEASE

THE METTERRA HOTEL ON WHYTE

10450 82 AVE NW,
EDMONTON, AB

4,000 SF RESTAURANT OPPORTUNITY

Cushman & Wakefield Edmonton
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PROPERTY HIGHLIGHTS

- High exposure south facing opportunity strategically located along Whyte Avenue.
- Come join Area retailers which include Tim Yiannis Taverna, Remedy Cafe, JMT Korean Cuisine, Winners, Tim Hortons and many others.
- Whyte Avenue sees over 17,000 vehicles per day!
- Over 15,000 residents within a 1km radius.
- High exposure signage opportunities available.
- (DC) Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: TBD

PROPERTY PHOTO



AREA DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	15,534	83,897	193,205

HOUSEHOLDS			
	1km	3km	5km
	2,794	17,376	41,585

AVERAGE INCOME			
	1km	3km	5km
	\$90,003	\$115,277	\$116,393

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Plan I Blk 67 Lot 24,25,26

ZONING

Direct Control (DC (21483))

NEIGHBOURHOOD

Strathcona

BUILT

1987

EXTERIOR PHOTO



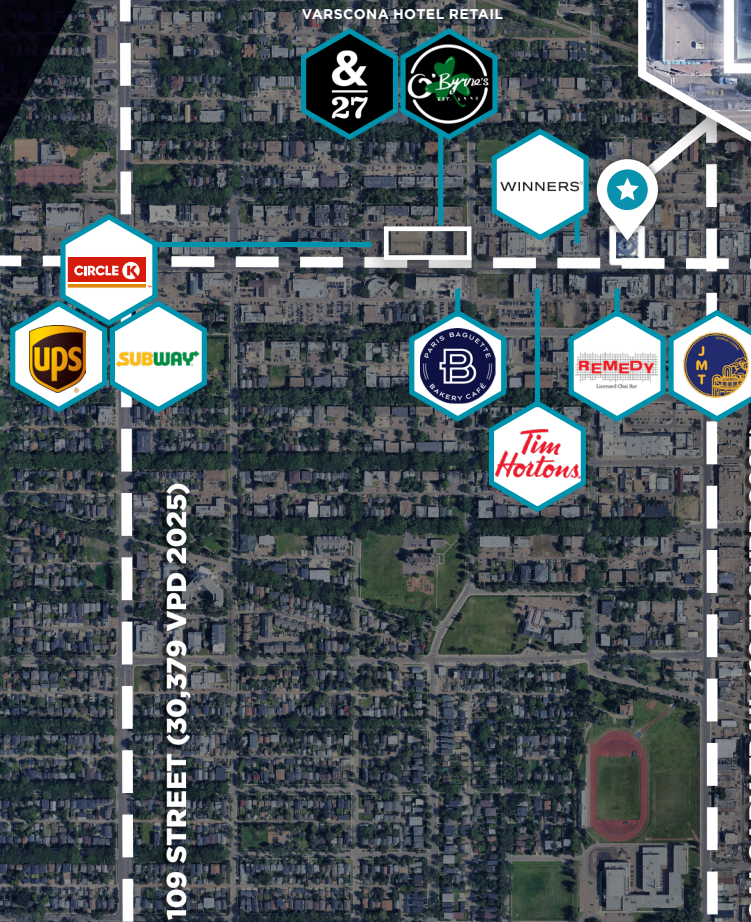


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AERIAL



VEHICLES PER DAY

30,379 on 109
Street in 2025



VEHICLES PER DAY

16,570 on Calgary Trail
(104 Street) in 2025



VEHICLES PER DAY

20,259 on Gateway
Boulevard in 2025