

**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

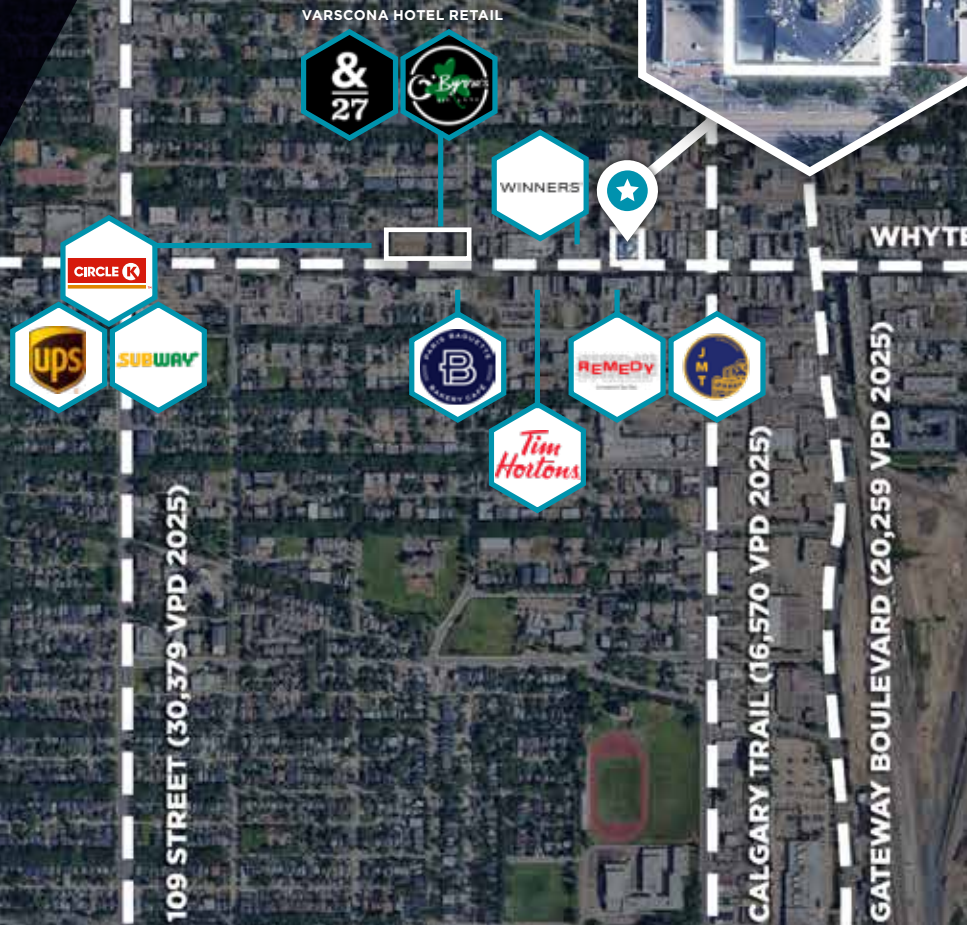


## INTERIOR PHOTOS



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**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