

FOR LEASE

FLEX/RETAIL ONE BLOCK FROM WHYTE AVE

NAICommercial



10150 - 81 AVENUE | EDMONTON, AB | SHELL SPACE

PROPERTY DESCRIPTION

- Prime location in Edmonton's vibrant Whyte Avenue / Old Strathcona district within a recently upgraded building.
- 3,250 – 6,550 SF± of flexible shell space with 15'6" clear ceiling heights, offering a blank canvas for a variety of users.
- Potential for front and rear patio areas, subject to applicable approvals.
- Parking behind the building, adjacent parkade and convenient access to street parking and additional nearby parking options.
- Highly walkable location, just off Whyte Avenue, with easy access to Gateway Boulevard and the University of Alberta.
- Surrounded by an established mix of popular retail, food, entertainment and service-oriented businesses.
- Strong neighbouring tenant mix includes Blush Lane, Dorinku Tokyo, IDA Pharmacy, Pablo Cheese Tart, Daughters Salon, MKT, Strathcona Spirits, Cat Café, and other established Whyte Avenue operators.

COLTON COLQUHOUN

Associate Broker
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

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ADDITIONAL INFORMATION

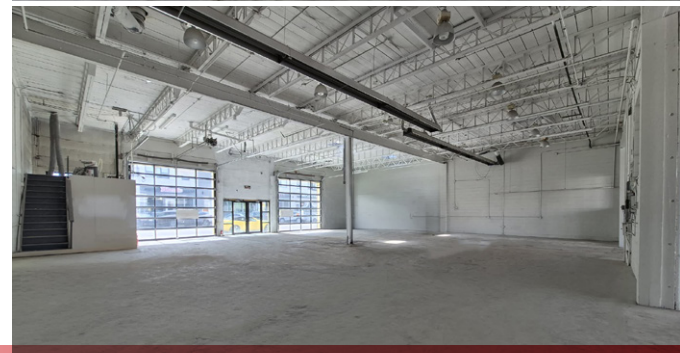
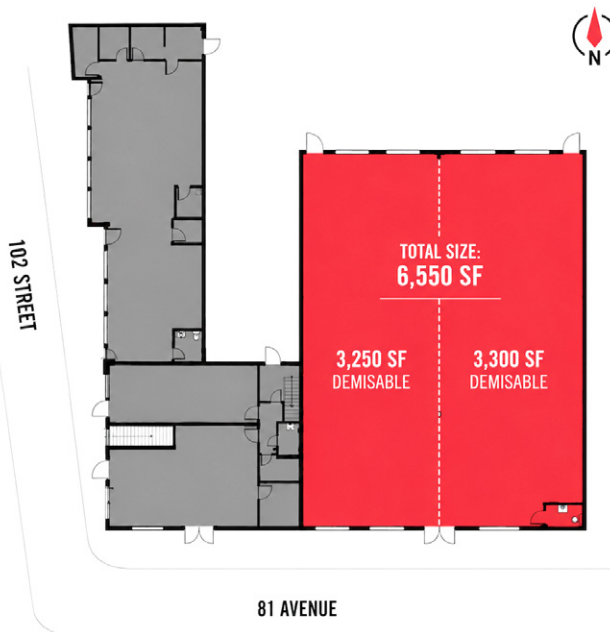
LEGAL DESCRIPTION	Lot 25 & 26, Block 60, Plan I
ZONING	DC1 – Direct Development Control Provision
SIZE	3,250 - 6,550 sq.ft.±
LOADING	(2) 13'x14' and (4) 12'x14' Overhead doors
HEAT	Radiant (RTU compatible)
DRAINAGE	Trench drains and sumps
CEILING HEIGHT	15'6" clear
CEILING FANS	Yes
SKYLIGHTS	Yes
POWER	200 Amp, 240 Volt & 100 Amp 208 Volt 3 Phase
NET RENTAL RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$9.85/sq.ft./annum (2025) includes common area maintenance, building insurance, property taxes and management fees

FLOOR PLAN

MAIN FLOOR

TOTAL SIZE
6,550 SF

LEASED
DEMISABLE



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