

MOTIVATED VENDOR

IMPROVED PRICE

~~\$3,950,000~~

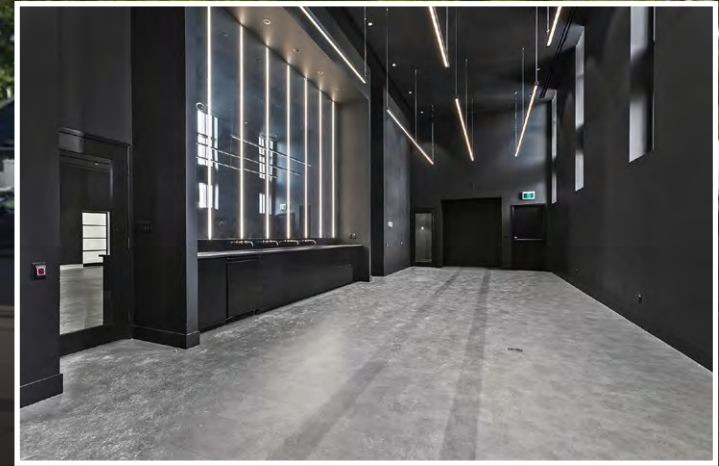
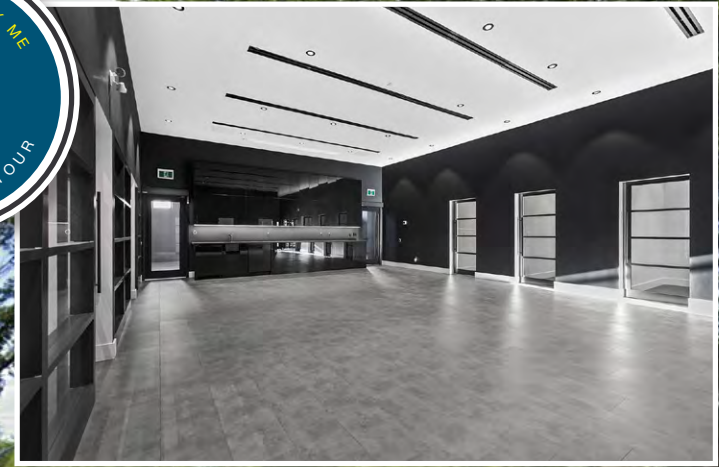
NOW \$3,250,000

FULL 3% FEES TO COOPERATING BROKERS

ON CLOSING FOR ANY DEALS COMPLETED BY JUNE 1ST, 2026

\$150,000 RETROFIT CREDIT

ON CLOSING FOR ANY DEALS COMPLETED BY JUNE 1ST, 2026



Merchant Block

12,670 SF± RETAIL/OFFICE MULTI-OCCUPANT BUILDING

10802 - 82 AVENUE, EDMONTON, AB

FOR SALE OR LEASE



NAI COMMERCIAL REAL ESTATE INC.
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ANOTHER QUALITY DEVELOPMENT BY



Merchant Block For Sale or Lease

10802 - 82 AVENUE, EDMONTON, AB

Property Highlights

-  Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day
-  This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor
-  12,670 sq.ft.± over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional users, child care service providers and medical services
-  Ample rear and dedicated parking stalls which can be converted into an outdoor play area. Rare street front customer parking opportunities along 108 Street
-  Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley



82,658
POPULATION



93,276
EMPLOYEES



4,262
BUSINESSES



\$3.24B
TOTAL CONSUMER
SPENDING



\$98,985
AVERAGE HOUSEHOLD
INCOME

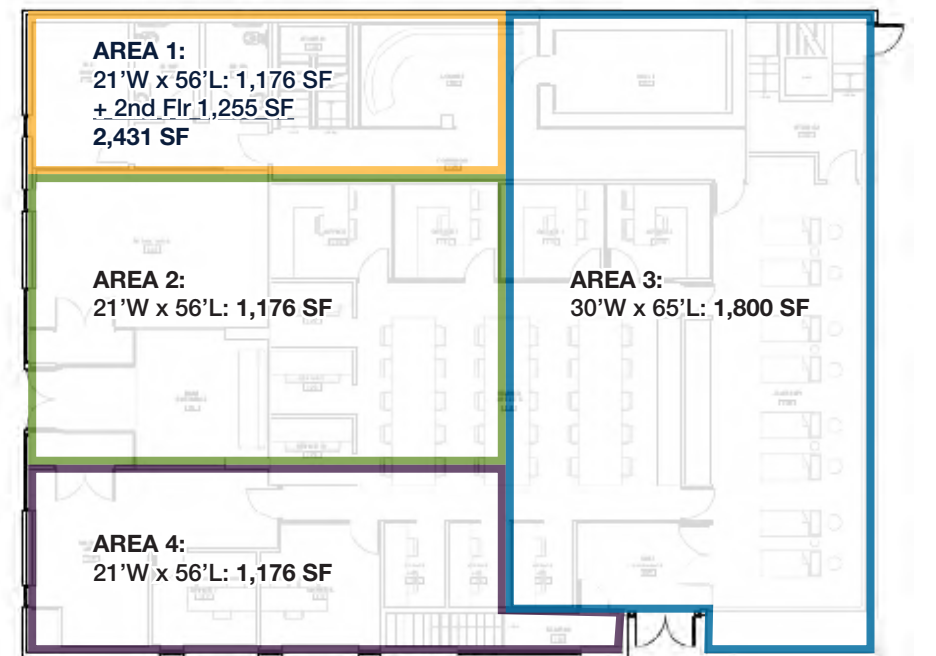


26,983 VPD
WHYTE AVENUE

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



POTENTIAL DEMISING OPTION



EAST COMMON ENTRANCE
(ACCESS TO SUBGRADE AREA AND AREA 3)

Merchant Block For Sale or Lease

10802 - 82 AVENUE, EDMONTON, AB

Additional Information

| | |
|----------------------------|---|
| LEGAL DESCRIPTION | Plan N4000R Blk 170 Lot 1, 2 |
| BUILDING SIZE | 5,634 sq.ft.± lower level 5,634 sq.ft.± main floor <u>1,402 sq.ft.± mezzanine</u> 12,670 sq.ft.± total |
| ZONING | MU (Mixed Use) |
| YEAR BUILT | 1966 - original construction 2022 - full redevelopment completed |
| PARKING | 8 dedicated surface parking stalls |
| PROPERTY TAXES (2024) | \$33,581.66 |
| IMPROVED SALE PRICE | \$3,950,000 \$3,250,000 |
| LEASE RATE | Market |

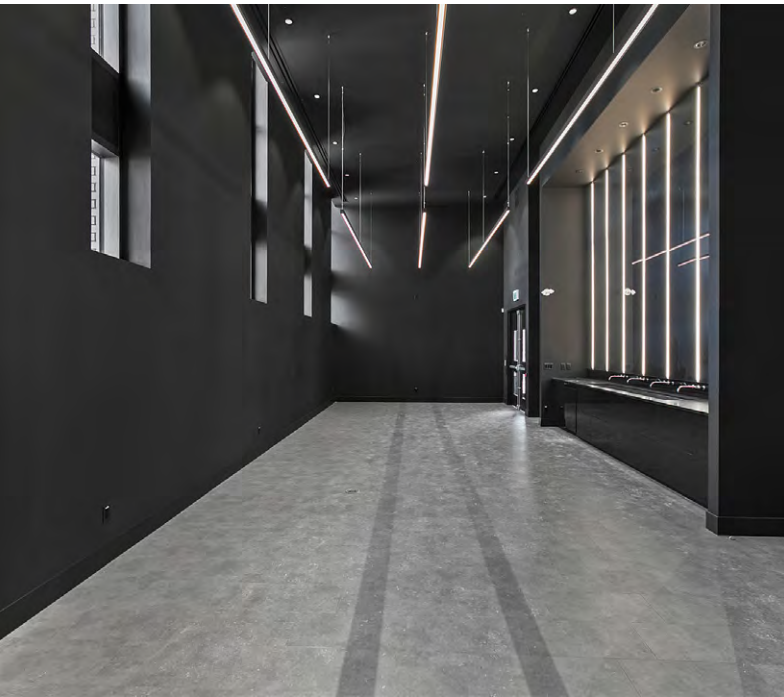
HIGHLY COVETED RETAIL/OFFICE BUILDING
FRONTING WHYTE AVENUE

EXTENSIVE PROPERTY UPGRADES



Merchant Block For Sale or Lease

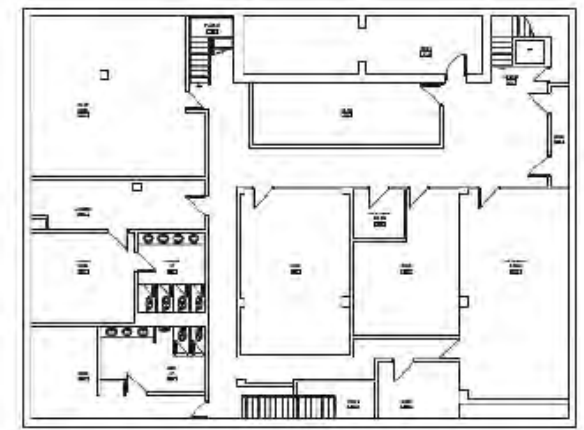
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MAIN FLOOR



LOWER LEVEL



MEZZANINE



RECENTLY COMPLETED UPGRADES

In 2019, the Base Building underwent extensive upgrades totalling \$500,000 in investment. Scope of Work includes:

- Three new RTU's for the main floor and mezzanine
- New full height glazing on the south and east faces including upgrades to the entrances of the building
- Replacement of all windows
- Repainted the full exterior
- Fully fixtured interior improvements (completed in 2022) totalling \$1,500,000 of investment

NESTLED IN THE HEART OF EDMONTON'S DYNAMIC OLD STRATHCONA DISTRICT, BELJAN DEVELOPMENT PROUDLY PRESENTS THE OPPORTUNITY TO OWN MERCHANT BLOCK—AN ARCHITECTURAL GEM ON ICONIC WHYTE AVENUE.

THIS STRIKING CORNER PROPERTY OFFERS UNPARALLELED VISIBILITY IN THE CITY'S MOST VIBRANT SHOPPING AND CULTURAL HUB, MAKING IT A RARE CHANCE TO SECURE A LANDMARK ASSET IN ONE OF EDMONTON'S MOST SOUGHT-AFTER DESTINATIONS.



NAI Commercial

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