

# MAIN ON WHYTE

10358 82 Avenue NW  
Edmonton, AB

**HIGH TRAFFIC  
LOCATION**

**Mark McCann**  
Partner  
780 917 8328  
mark.mccann@cwedm.com

**Howard McCann**  
Partner  
780 917 8336  
howard.mccann@cwedm.com

**Jacob Dykstra**  
Associate  
780 702 5825  
jacob.dykstra@cwedm.com

**Will Harvie**  
Associate  
780 902 4278  
will.harvie@cwedm.com





# THE OPPORTUNITY

## Available for Lease

- High profile corner 1,636 and 2,317 SF Available for lease on Whyte Avenue.
- Strong restaurant / retail draws in the immediate area include: The Next Act, Meat, Second Cup and the Bank of Montreal
- Underground Parking Available plus street parking and over 1,400 parking stalls available within a 3 block radius
- Steps away from Public Transportation
- Excellent Signage Opportunity
- Ample amenities located in the building and surrounding area
- Commercial equipment that can be included with 2,317 SF space includes, commercial sandwich tables, stove, oven, deep fryers, hood vent, walk in refrigerator, walk in freezer and dishwashing equipment

# PROPERTY DETAILS

|                    |                                    |
|--------------------|------------------------------------|
| Municipal Address: | 10370 82 Avenue<br>8219 104 Street |
| Legal Description: | Plan I, Block 68, Lots 12, 13 & 14 |
| Zoning:            | DC1                                |
| Parking Area:      | 1 UG stall available per unit      |
| Description:       | \$150.00 per stall per month       |
| Size:              | 1,636 SF & 2,317 SF                |
| Lease Rate:        | Market                             |
| Operating Costs:   | \$18.00 per SF (estimate)          |

# DEMOGRAPHICS HIGHLIGHTS



## Prime Location

On Whyte Avenue, close to LRT, pedway, & bus routes



## Traffic Counts

25,800 VPD on Wyte Avenue  
21,100 VPD on Calgary Trail



## Population

82,658 - within 3km radius



## Household Income

\$103,888 - average





**LISTING  
TEAM**

**Mark McCann**

Partner  
780 917 8328  
mark.mccann@cwedm.com

**Howard McCann**

Partner  
780 917 8336  
howard.mccann@cwedm.com

**Jacob Dykstra**

Associate  
780 702 5825  
jacob.dykstra@cwedm.com

**Will Harvie**

Associate  
780 902 4278  
will.harvie@cwedm.com