



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

THE SHOPPES OF GARNEAU

10740-82 Avenue
(Whyte Avenue),
Edmonton, AB



1,211 SF AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Join Panago Pizza, H&R Block, Sweet Honey Dessert and Prairie Donair
- Strategically located along Whyte Avenue with exposure to over 23,700 vehicles per day.
- High exposure end cap opportunity with great signage.
- Property has 4 parking stalls available at the rear of the building for patrons/staff.
- DC1 - Direct Control Provision Zoning allows for a large variety of uses.
- Ideal space for: Pharmacy, optical, food uses, ice cream shops, fashion, etc.
- Lease Rate: Market.
- Operating Costs: \$21.00 per SF (Estimate 2023 Budget).
- Tenant Improvement Allowance: Negotiable.

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PROPERTY DETAILS

Municipal Address: 10740-82 Avenue
(Whyte Avenue), Edmonton

Additional rent: \$21.00/SF
(estimated budget 2023)

Zoning: DC1 - Direct Control

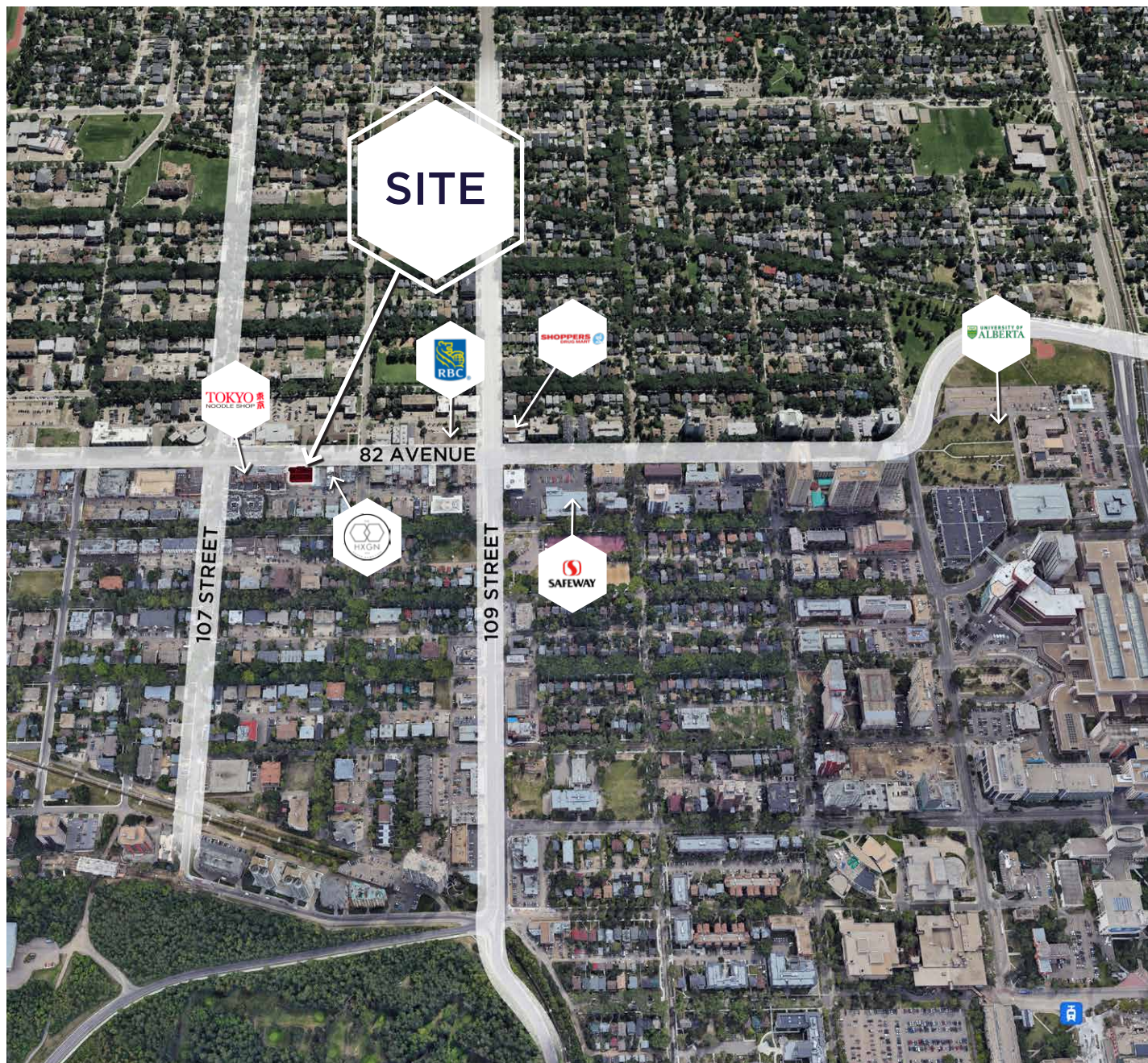
Bay Size: 1,211 SF

Neighbourhood: Garneau

Built: 1999

Available: Immediately

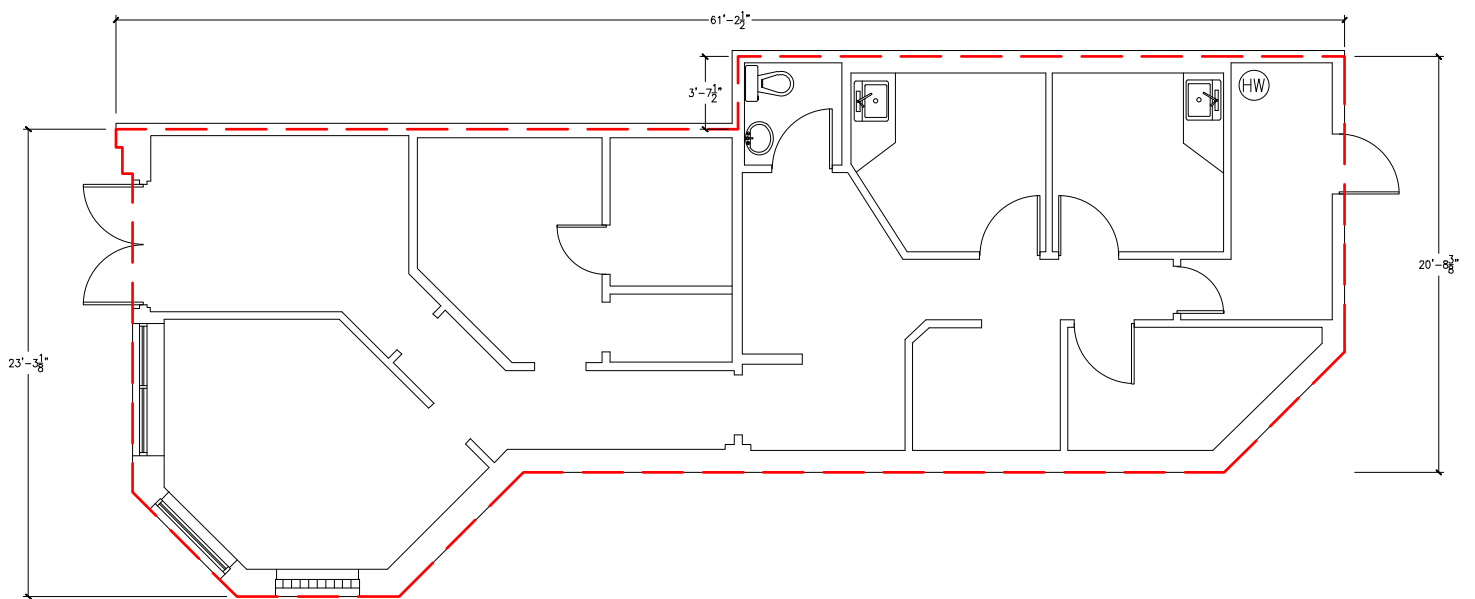
AERIAL



PROPERTY PHOTOS



FLOOR PLAN



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	17,091	81,378	196,964

	AVERAGE INCOME		
	1km	3km	5km
	\$78,225	\$100,359	\$100,568

	VEHICLES PER DAY
	25,900 on Whyte Avenue



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