



10560 82 Avenue, Edmonton

Commercial Corner Site



PROPERTY DETAILS

Address:	10560 82 Avenue, Edmonton
Legal:	Plan 1, Block 66, Lot 18
Zoning:	(MU) Mixed Use
Site Size:	4,351 SF (+/-)
Building Size:	2,300 SF (+/-) GLA
Property Tax:	\$27,861.51 (2026 estimate)
Sale Price:	\$1,250,000.00
Possession:	Immediate



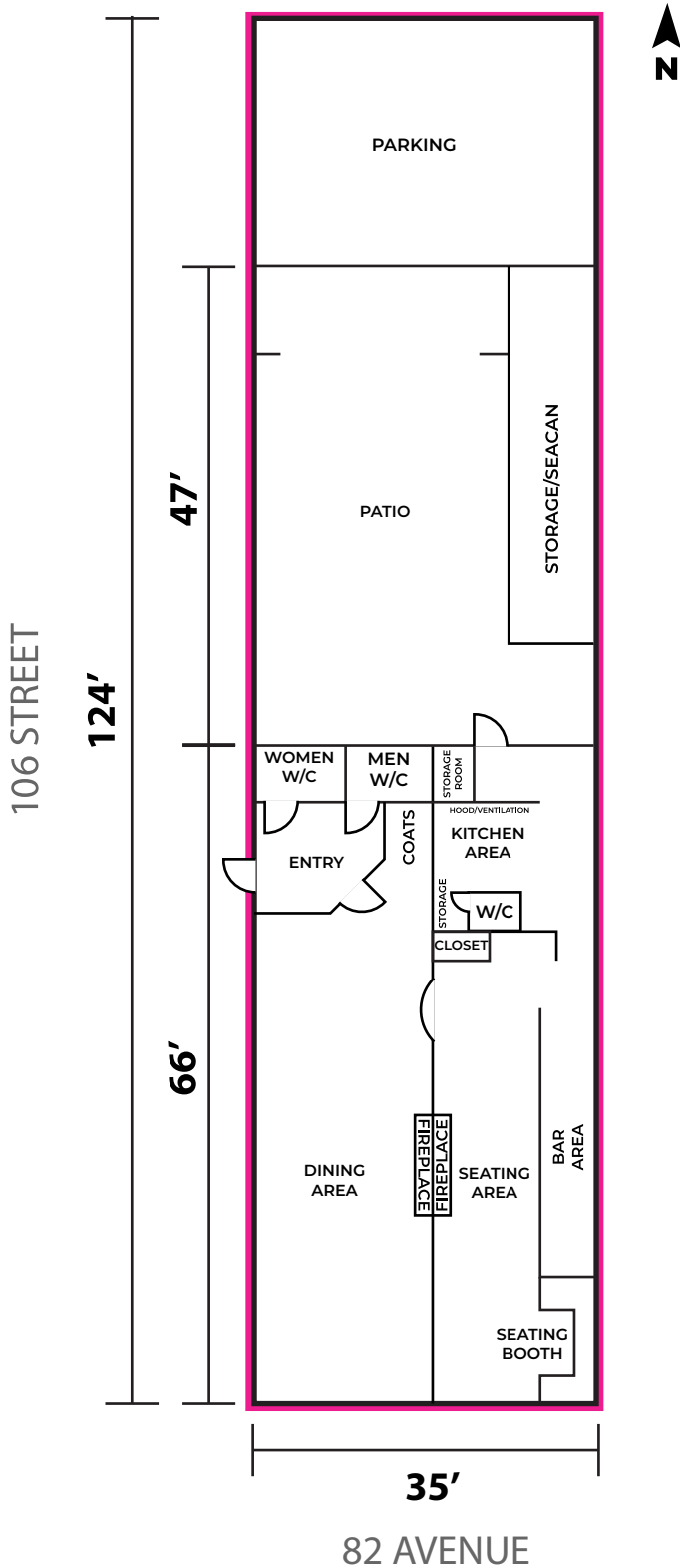
PROPERTY HIGHLIGHTS

- Prime corner location on Whyte Avenue with exceptional visibility and exposure
- Existing restaurant build-out with a spacious rear patio
- Recently replaced roof, minimizing near-term capital expenditures
- Large storefront windows providing abundant natural light
- On-site rear parking stalls
- Surrounded by Whyte Avenue's premier restaurants, retailers, and entertainment, driving consistent pedestrian and vehicle traffic
- Flexible opportunity for an owner-user, investor, or future redevelopment



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PROPERTY SPECIFICATIONS

Year Built:	1975
Construction:	Masonry
Heat:	Rooftop unit w/ AC
Lighting:	TBV
Power:	120 / 208 Volt (TBV)

Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



PARKING



PATIO AREA



KITCHEN AREA



Neighbourhood features:



- Located in Whyte Avenue / 82 Avenue the main corridor itself, one of Edmonton’s busiest urban streets with strong pedestrian and vehicle traffic
- Close proximity to Gateway Boulevard & Calgary Trail (104 Street / Hwy 2) major north-south arterials connecting to downtown Edmonton and south to the Edmonton International Airport



AREA POPULATION
(within 5kms)

- 190,813 Residents
- 305,899 Daytime Population
- 2.7% Annual Growth (2023-2028)

AREA INCOME
(within 5kms)

Average household income: \$98,466

VEHICLES PER DAY

Whyte Avenue: 26,500



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