

Marcus & Millichap

FOR SALE / LEASE  
STUDIO OFF WHYTE

10414 81 AVENUE NW, EDMONTON, AB

MAIN FLOOR OPPORTUNITY > 1,195 SF



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# OPPORTUNITY OVERVIEW / STUDIO OFF WHYTE

10414 81 AVENUE NW, EDMONTON, AB

## STUDIO OFF WHYTE AVENUE & OLD STRATHCONA

The Old Strathcona district is an important cultural and commercial heart of Edmonton, offering a vibrant mix of history, entertainment, and opportunity. This bustling area is known for its eclectic shops, trendy restaurants, lively pubs, and a thriving arts scene. With a strong pedestrian presence and a calendar full of festivals and events, Whyte Avenue attracts a diverse and energetic crowd year-round. For prospective tenants, this means unparalleled visibility and engagement with a dynamic community that values local businesses and unique experiences. Position your business in the midst of this vibrant hub, where tradition meets modernity, and watch it thrive in Edmonton's most beloved neighborhood.



<b>Address:</b>	10414 81 Ave, Edmonton AB
<b>Legal Description:</b>	Condominium Plan 1620586, Unit 40
<b>Unit Size:</b>	1,195 SF
<b>Availability:</b>	Immediately
<b>Zoning:</b>	Mixed Use (MU h16 f3.5 cf)
<b>Neighbourhood:</b>	Queen Alexandra
<b>Parking:</b>	Street parking and underground
<b>Asking Rent:</b>	Market
<b>Additional Rent:</b>	\$16.00/SF (gas and water included)
<b>Asking Price:</b>	Contact Broker
<b>Condo Fees:</b>	TBD

## HIGHLIGHTS



Built out space.



Ideal uses include: Physio, chiropractor, optician, massage therapy counselling.



Home to a thriving arts and entertainment scene, including theatres, galleries, and live music venues.



Strong pedestrian presence and community engagement with local businesses.



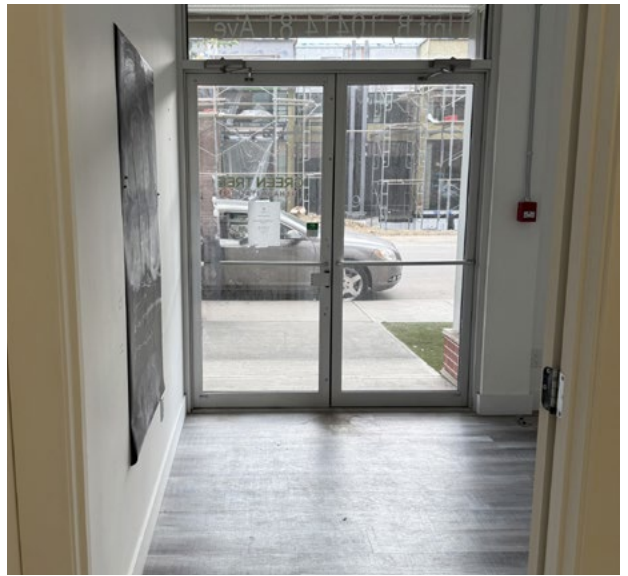
Ideal for businesses seeking high visibility and a dynamic, energetic clientele.



A unique blend of historic charm and modern vibrancy, making it a top destination for locals and tourists alike.

# PHOTO GALLERY / STUDIO OFF WHYTE

10414 81 AVENUE NW, EDMONTON, AB



# LOCATION OVERVIEW / STUDIO OFF WHYTE

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## ATTRACTIONS

Old Strathcona Farmers Market

Street Performers

Fringe Theatre

Sand on Whyte

Art Walk

Ice on Whyte

<b>WALK SCORE</b> VERY WALKABLE <b>90</b> 	<b>TRANSIT SCORE</b> EXCELLENT TRANSIT <b>54</b> 	<b>BIKE SCORE</b> CYCLIST'S PARADISE <b>99</b> 
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**25,000**  
Vehicles  
Per Day



**PARKING**  
Underground & Street  
Parking



**TRANSIT**  
In Close Proximity



**\$103,570**  
Average Household  
Income (3km)



**81,170**  
Residents in a  
3km Radius



**MAIN FLOOR**  
Commercial  
Retail Units





# Marcus & Millichap

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