

FOR LEASE

10011-82 Ave NW,
Edmonton, AB



PRIME WHYTE AVE LOCATION

RE/MAX Commercial Excel is pleased to present this prime commercial leasing opportunity in the heart of Old Strathcona, just steps from Whyte Avenue.

Position your business in the heart of Old Strathcona, one of Edmonton's most vibrant commercial districts.

This second-floor commercial space offers approximately 2,157 SF in a highly walkable location just steps from Whyte Avenue, surrounded by popular retailers, restaurants, cafés, and entertainment venues.

The flexible MU (Mixed Use) zoning makes this space ideal for a variety of professional, wellness, creative, retail, and service-based businesses looking to establish themselves in one of the city's most recognizable destinations.

Location Highlights:

- Located on 82 Avenue in the heart of Old Strathcona
- Just steps from Whyte Avenue
- Surrounded by boutique shopping, restaurants, cafés, and entertainment
- One of Edmonton's busiest and most pedestrian-friendly commercial districts
- Excellent visibility with consistent year-round foot traffic

DETAILS	
Municipal Address	10011-82 Avenue NW, Edmonton, AB
Available Space	±2,157 SF (Second Floor)
Lease Rate	\$16.00 PSF
Operating Costs	\$9.47 PSF (Includes power, water, heat & condo fees)
Zoning	MU - Mixed Use
Parking	Nearby scramble street parking
Possession	Immediate / Negotiable



STREET
VIEW



MAP
VIEW

REMAX
COMMERCIAL
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