



**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.

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedmonton.com

Jamie Topham
Partner
780 702 4259
jamie.topham@cwedmonton.com

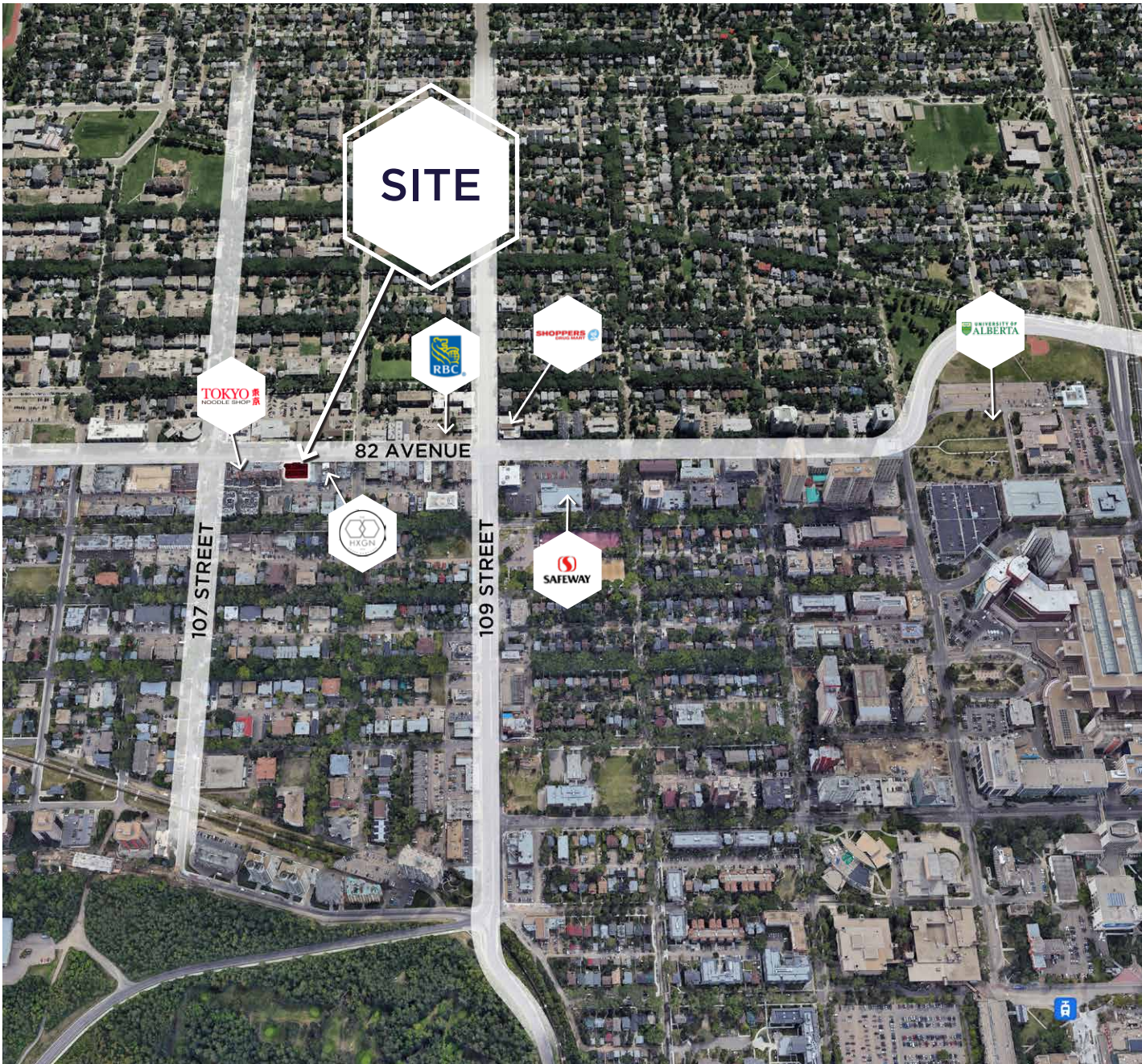
**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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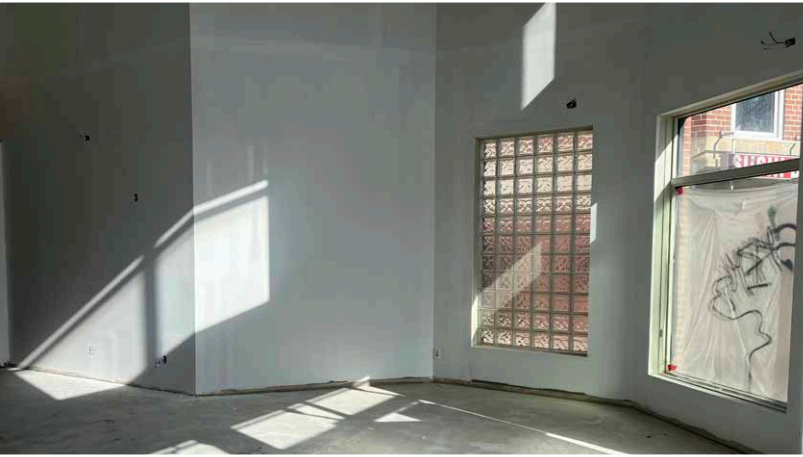
PROPERTY DETAILS

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		

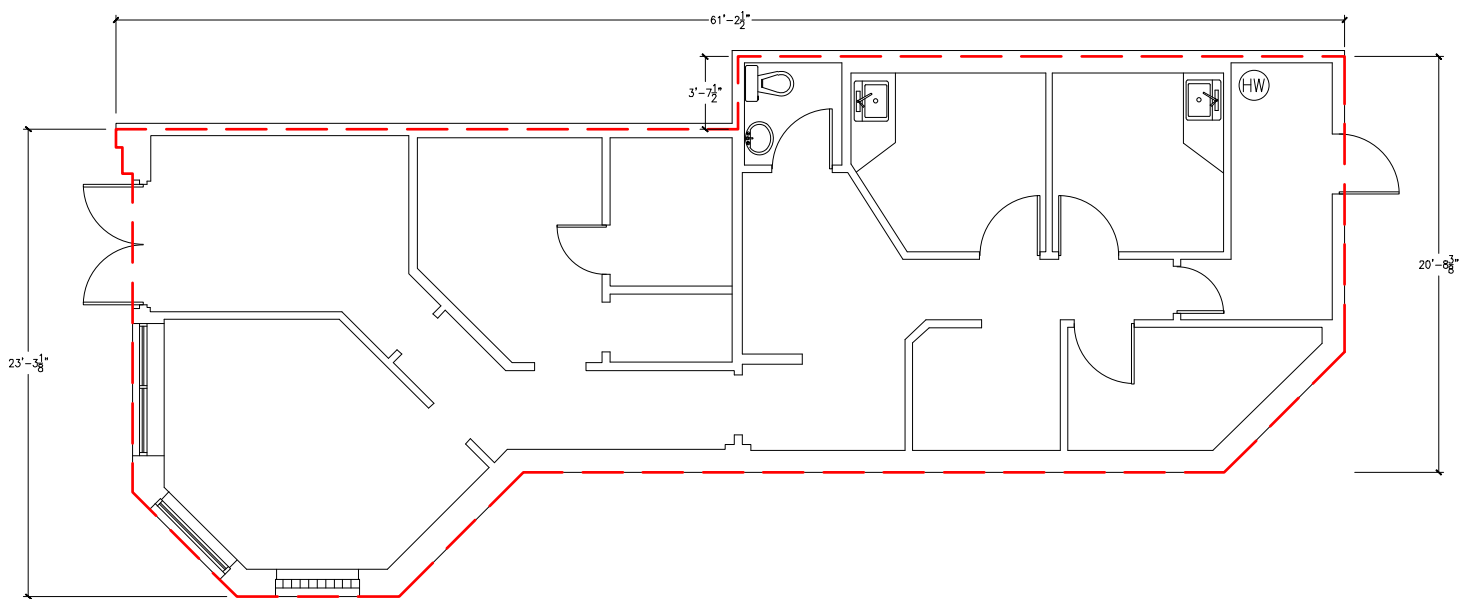
AERIAL




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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