

FOR LEASE

THE VARSCONA HOTEL - RETAIL

10632 WHYTE AVENUE NW,
EDMONTON, AB

JOIN



HIGH VISIBILITY OPPORTUNITY

1,335 - 7,099 SF AVAILABLE IMMEDIATELY

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PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along Whyte Avenue.
- Come join existing tenants O'Byrne's, Ampersand 27, Cocktail Culture, Stylus, Dress Code, Fresh Slice Pizza, and The Observatory Opticians.
- Whyte Avenue sees over 28,000 vehicles per day!
- Over 16,000 residents within a 1km radius.
- Area retailers include Subway, Paris Baguette, Circe K and many others!
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: \$14.76 /SF (2026).
- Ample street and on-site parking available.



PROPERTY PHOTO



AREA DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	16,329	83,728	193,715

	HOUSEHOLDS		
	1km	3km	5km
	2,896	17,299	41,710

	AVERAGE INCOME		
	1km	3km	5km
	\$88,993	\$114,995	\$116,549

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Lot 1 - 12, Block 65, Plan I

ZONING

Mixed Use (MU h20 f3.5 cf)

NEIGHBOURHOOD

Strathcona

BUILT

1960

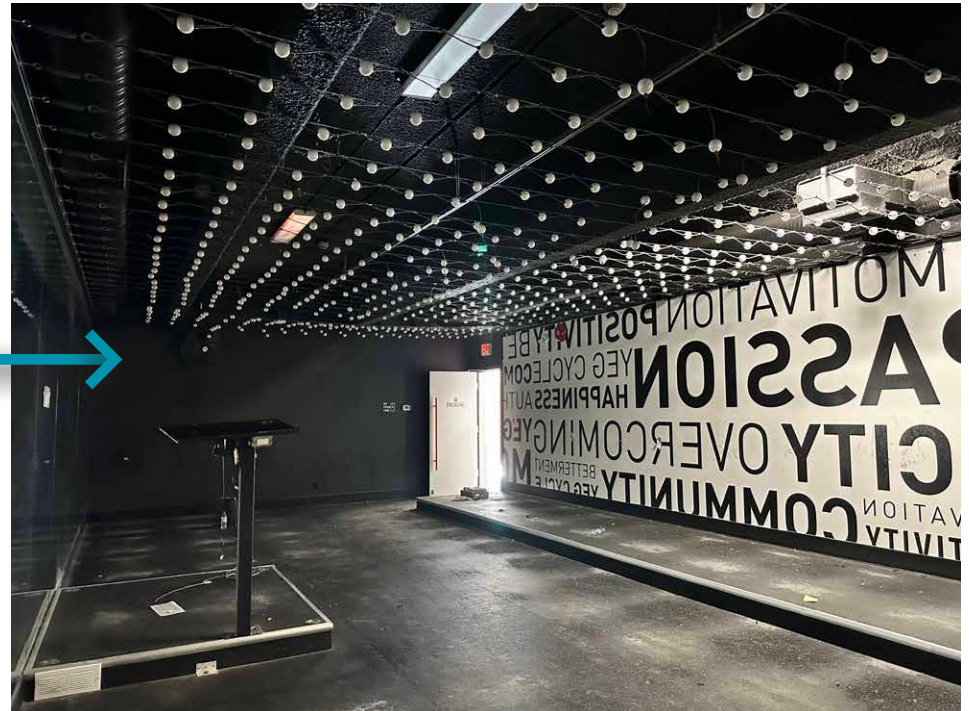
UNIT 10632: 3,154 SF



INTERIOR PHOTOS



UNIT 10636: 2,610 SF



AERIAL



VEHICLES PER DAY

35,475 on 109 Street in 2023



VEHICLES PER DAY

18,099 on Calgary Trail (104 Street) in 2024



VEHICLES PER DAY

20,350 on Gateway Boulevard in 2024



**CUSHMAN &
WAKEFIELD**
Edmonton

SITE PLAN

7,099 SF AVAILABLE IMMEDIATELY

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106 STREET

REAR CORRIDOR



Unit 10642
1,335 SF
*Available
October 1,
2026

Unit 10636
2,610 SF

Unit 10632
3,154 SF

STYLUS



**&
27**



WHYTE AVENUE (28,488 VPD 2024)

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