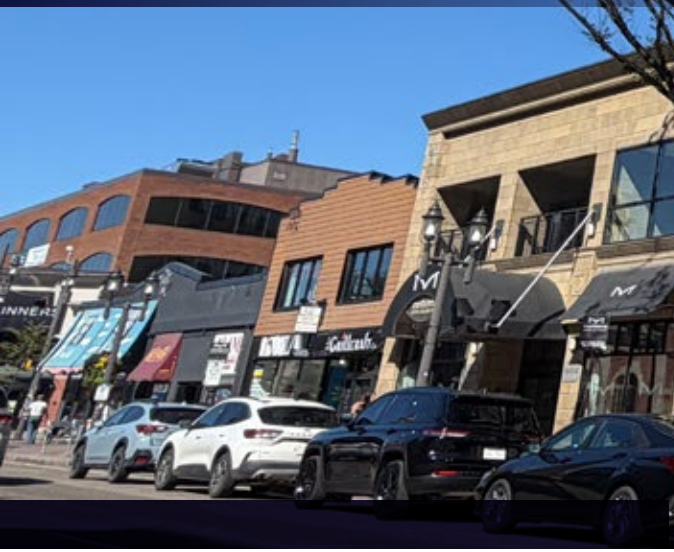
FOR LEASE

THE METTERRA
HOTEL ON WHYTE

10450 82 AVE NW,
EDMONTON, AB



4,200 SF RESTAURANT OPPORTUNITY

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 932 2635
devan.ramage@cwedm.com

Karina Lopez
Senior Associate
780 994 3820
karina.lopez@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026

PROPERTY HIGHLIGHTS

- High exposure south facing opportunity strategically located along Whyte Avenue.
- Come join Area retailers which include Tim Yiannis Taverna, Remedy Cafe, JMT Korean Cuisine, Winners, Tim Hortons and many others.
- Whyte Avenue sees over 17,000 vehicles per day!
- Over 15,000 residents within a 1km radius.
- High exposure signage opportunities available.
- (DC) Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: $16.98 / SF (2026)

PROPERTY PHOTO



AREA DEMOGRAPHICS

POPULATION	1km	3km	5km
	15,534	83,897	193,205

HOUSEHOLDS	1km	3km	5km
	2,794	17,376	41,585

AVERAGE INCOME	1km	3km	5km
	$90,003	$115,277	$116,393

PROPERTY DESCRIPTION

LEGAL DESCRIPTION
Plan I Blk 67 Lot 24,25,26

ZONING
Direct Control (DC (21483))

NEIGHBOURHOOD
Strathcona

BUILT
1987

EXTERIOR PHOTO

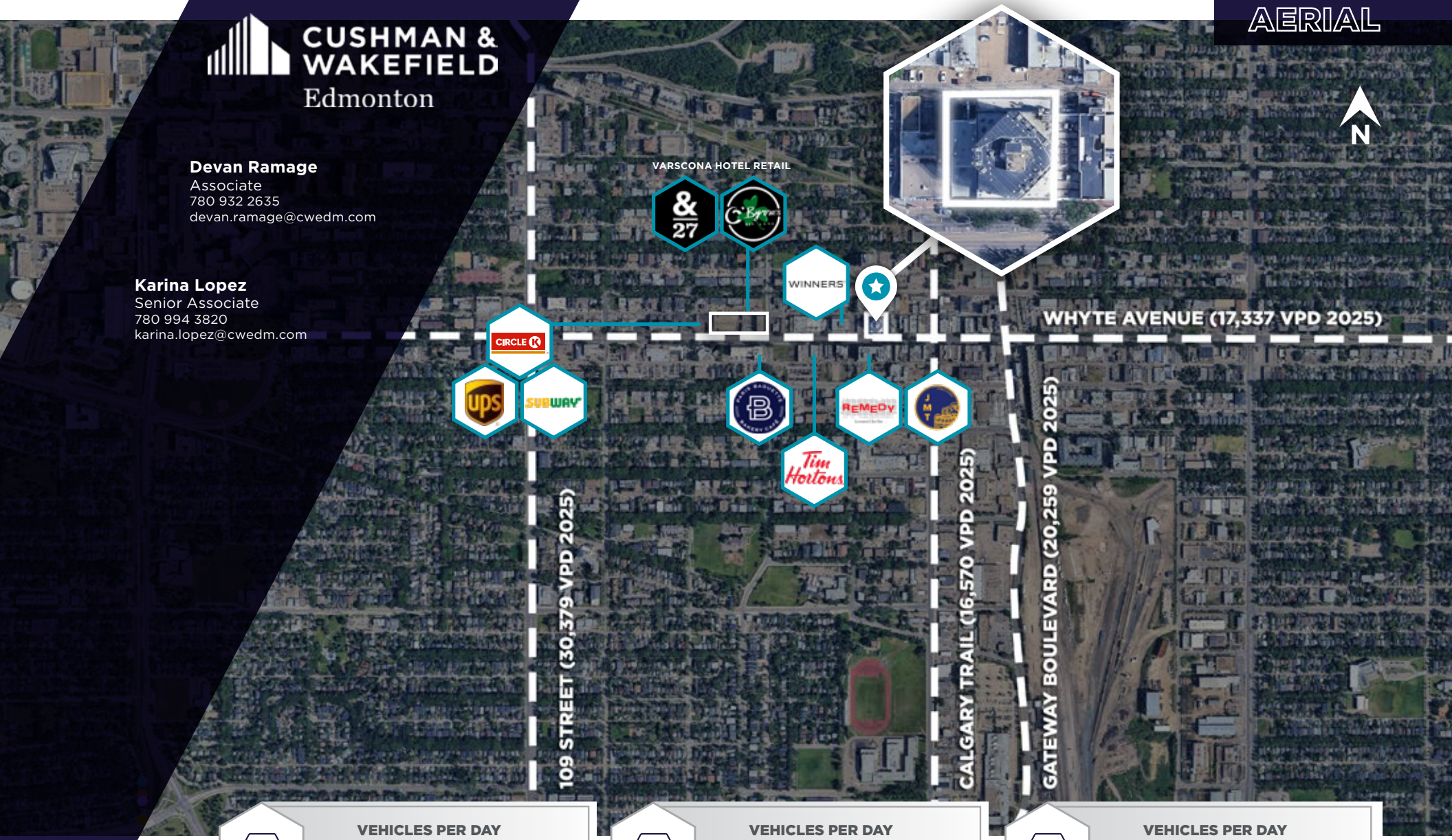


CUSHMAN & WAKEFIELD
Edmonton

Devan Ramage
Associate
780 932 2635
devan.ramage@cwedm.com

Karina Lopez
Senior Associate
780 994 3820
karina.lopez@cwedm.com

AERIAL



VEHICLES PER DAY
30,379 on 109 Street in 2025

VEHICLES PER DAY
16,570 on Calgary Trail (104 Street) in 2025

VEHICLES PER DAY
20,259 on Gateway Boulevard in 2025

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026