

FOR LEASE
WHYTE AVE COMMERCIAL
10522 82 AVENUE EDMONTON AB

// 1,528 SF AVAILABLE IMMEDIATELY

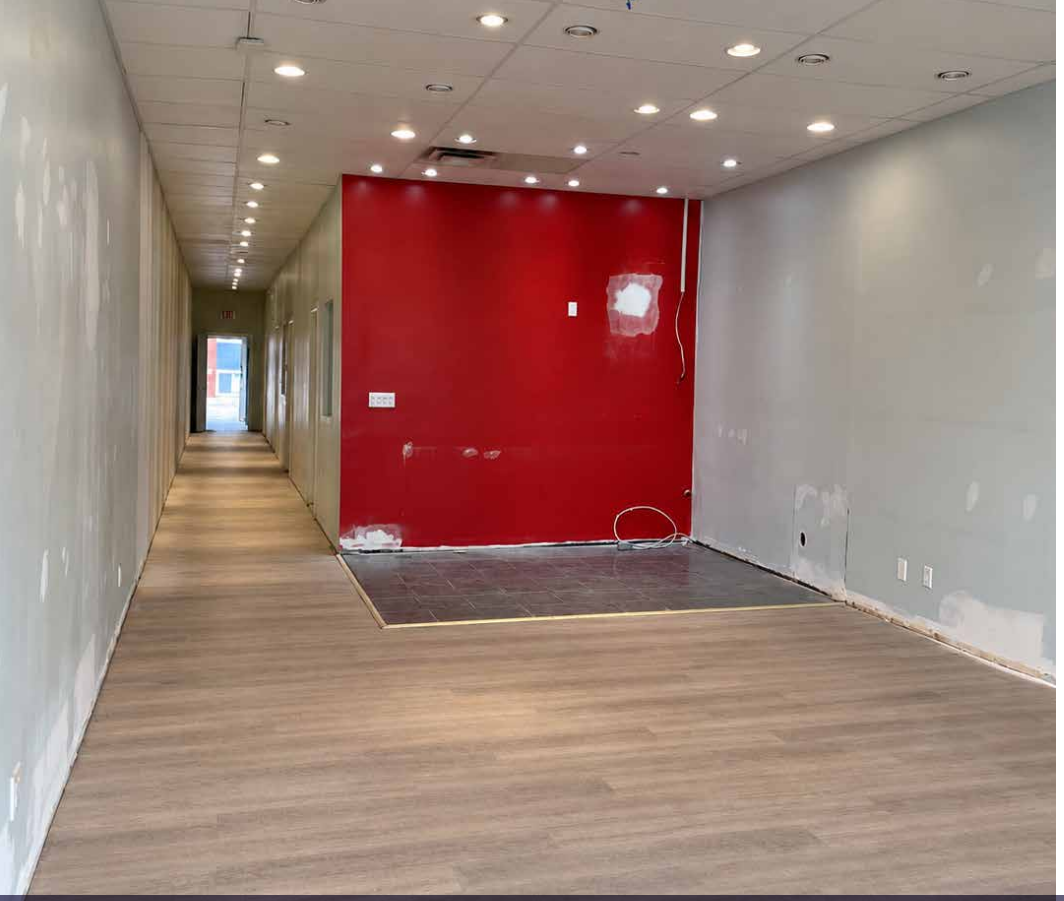
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// PROPERTY DETAILS

MUNICIPAL ADDRESS	10522 82 AVENUE, EDMONTON, AB
LEGAL DESCRIPTION	PLAN I BLK 66 LOT 6
ZONING	MIXED USE (MU)
AVAILABLE AREA	1,528 SF
PARKING	REAR SURFACE + STREET
OPERATING COSTS	$17.87/SF (2026 EST.)
LEASE RATE	MARKET
AVAILABILITY	IMMEDIATELY

// HIGHLIGHTS

- Exposure to ±20,000 vehicles per day
- High-Traffic corridor with strong pedestrian activity
- Diverse mix of national brands, local retail, and restaurants
- Year-round events and festival drive consistent visitation
- Dense surrounding population supporting day and night demand
- Access to the University of Alberta, serving approximately 38,000 students and 7,500 staff.

DEMOGRAPHICS

POPULATION	1km	3km	5km
	15,649	87,246	199,289

AGE GROUP | PERCENTAGE | WITHIN 3KM	0 - 24	25 - 44	45 - 64	65+
	19.1%	47.2%	18.3%	15.4%

HOUSEHOLDS	1km	3km	5km
	8,826	44,456	96,134

AVERAGE INCOME	1km	3km	5km
	$89,929	$114,313	$114,591



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KEEP IN TOUCH

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A G04 RETAIL TEAM LISTING

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