

FOR LEASE

RETAIL

# 2 UNITS AVAILABLE RETAIL AND OFFICE SPACE



8003 / 8005 - 102 STREET | EDMONTON, AB

Located in the trendy Whyte Avenue area

Strong mix of pedestrian traffic, shops, dining and residential living nearby

Approximately 983 sq. ft. of built out main floor retail/office space available

Approximately 1,821 sq. ft. of newly renovated 2nd floor office space available

Perfect for medical/professional uses, fashion, boutique sales, consignment stores, and more

Cheap rent

Secured free parking and free street parking



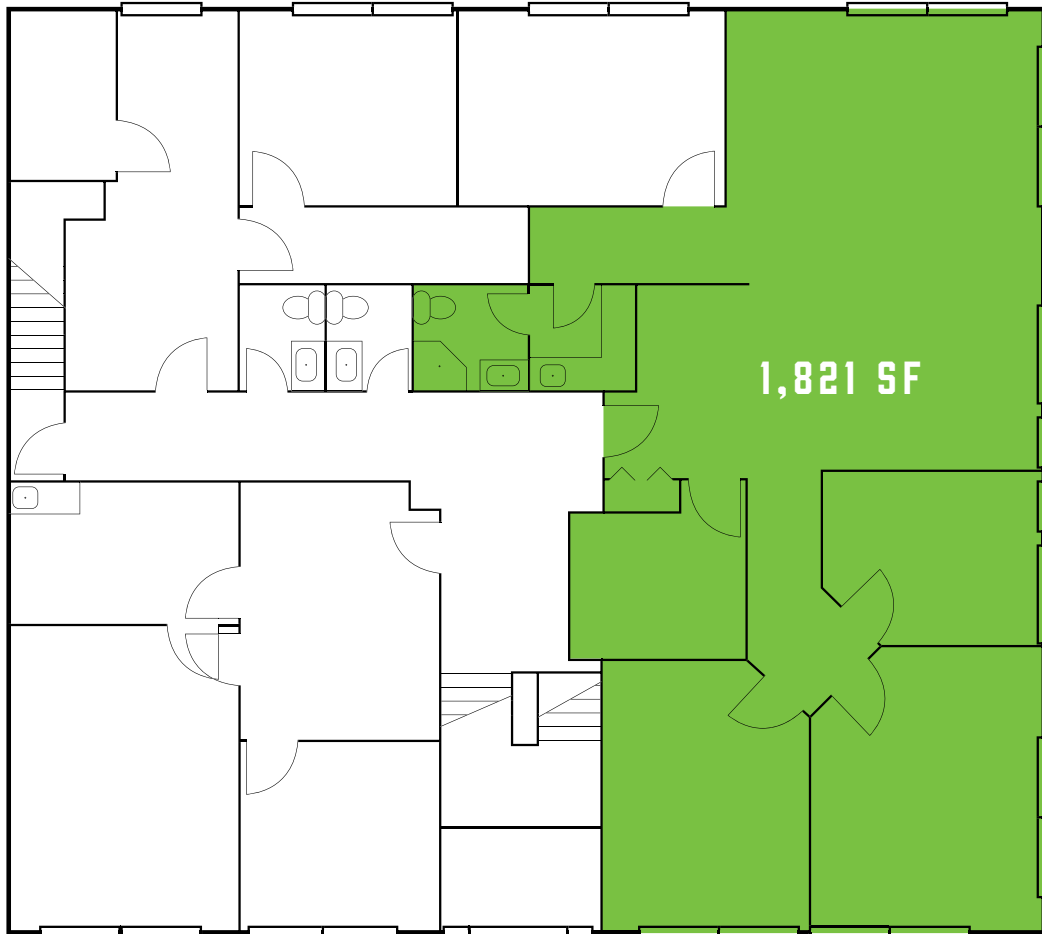
CBRE

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8003 / 8005 - 102 STREET | EDMONTON, AB

## 2<sup>ND</sup> FLOOR OFFICE SPACE

<b>MUNICIPAL ADDRESS</b>	Unit #202, 8003 - 102 Street 2nd Floor
<b>ZONING</b>	CB2
<b>LEGAL ADDRESS</b>	Plan 9422905; Block 51; Lot 24A
<b>AVAILABLE AREA</b>	1,821 SF
<b>LEASE RATE</b>	Gross \$3,200 / Month (including utilities)
<b>AVAILABLE</b>	October 1st, 2021



### UNIT #202 8003 - 102 ST 2<sup>ND</sup> FLOOR

- + Newly renovated
- + 3 gated staff parking stalls included out back

## MAIN FLOOR RETAIL SPACE

MUNICIPAL ADDRESS	8005 - 102 Street Main Floor
ZONING	CB2
LEGAL ADDRESS	Plan 9422905; Block 51; Lot 24A
AVAILABLE AREA	983 SF
LEASE RATE	Gross \$2,500 / Month (including utilities)
AVAILABLE	Immediately



## 8005 - 102 ST MAIN FLOOR

+ 2 gated staff parking stalls  
included out back

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## TRAFFIC COUNT

**WHYTE AVENUE (82 STREET)**  
24,900 vehicles per day (2018 est)

## AREA STATISTICS

<b>AVG. INCOME - 1 KM RADIUS</b>	<b>AVG. POPULATION - 1 KM RADIUS</b>
\$83,030 (2020 est)	13,230 (2020 est)
\$101,647 (2023 est)	81,628 (2025 est)
<b>AVG. INCOME - 3 KM RADIUS</b>	<b>AVG. INCOME - 3 KM RADIUS</b>
\$93,542 (2020 est)	15,339 (2020 est)
\$113,187 (2023 est)	92,875 (2025 est)

## CONTACT US

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