

FOR LEASE

THE GARNEAU

NAI Commercial



10724 - 82 AVENUE NW | EDMONTON, AB | PRIME RETAIL LOCATION

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated directly on Whyte Ave, one of Edmonton’s most iconic and high traffic corridors
- **Versatile Floorplan:** Features 3 private offices (fixtured with plumbing), open reception area, and storage rooms (400 sq.ft. patio provision also available)
- **Ideal Users:** Health & Wellness, Medical & Optical, Cafe, Boutique, Beauty, or Professional Services
- **Complimentary Tenants:** Dental Clinic, Beauty, Food & Beverage
- **High-Density:** Surrounded by Residential Neighborhoods, Restaurants, Entertainment, and University of Alberta

MAT HEHR

Associate
587 635 2485
mhehr@naiedmonton.com

DEREK CLAFFEY

Senior Associate
587 635 2478
mhehr@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE AVAILABLE	1,375 sq.ft.±
LEGAL DESCRIPTION	Plan: 9624473 Unit: 4
ZONING	DC1
LEASE RATE	\$22.75/sq.ft./annum net
OPERATING COSTS	TBC (2026 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)
AVAILABLE	Immediately



84,228
DAYTIME POPULATION



2.8%
ANNUAL GROWTH
2023-2033



94,981
EMPLOYEES



\$3.28B
CONSUMER SPENDING



27,198
82 AVENUE WEST
OF 107 STREET



\$99,123
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

