

THE ROSS BLOCK | 10313 WHYTE AVE NW



# HIGH VISIBILITY PROPERTY

## FOR LEASE

Retail | Hospitality | Office



**BUILDING FEATURES**  
**3000 SQFT (+/-)**



- HISTORIC CHARM:** BRICK ACCENT WALL, HIGH CEILINGS, HISTORIC ENTRANCE
- HIGH TRAFFIC:** STRONG FOOT AND VEHICLE TRAFFIC FOR MAXIMUM VISIBILITY
- FLEXIBLE ZONING:** APPROVED FOR OFFICE, RETAIL, RESTAURANT, LOUNGE, OR BAR USE
- SPACIOUS INTERIOR:** HIGH CEILINGS ENHANCE THE OPEN FEEL OF THE SPACE
- PRIME LOCATION:** HIGH EXPOSURE ON 82ND AVE IN THE BUSY WHYTE AVE DISTRICT
- FUNCTIONAL LAYOUT:** INCLUDES A LOADING AREA FOR CONVENIENT DELIVERIES
- ADDITIONAL STORAGE:** BASEMENT STORAGE OPTION AVAILABLE
- TRANSIT ACCESS:** EASILY REACHABLE VIA MAJOR BUS ROUTES
- VIBRANT SURROUNDINGS:** NEAR THE FARMERS MARKET AND UPSCALE RESTAURANTS
- PARKING OPTIONS:** STREET PARKING AND LONG-TERM AVAILABLE

IDEAL FOR BUSINESSES LOOKING FOR A UNIQUE,  
HIGH-VISIBILITY SPACE IN A THRIVING COMMERCIAL HUB



**JUNIPER GROUP**

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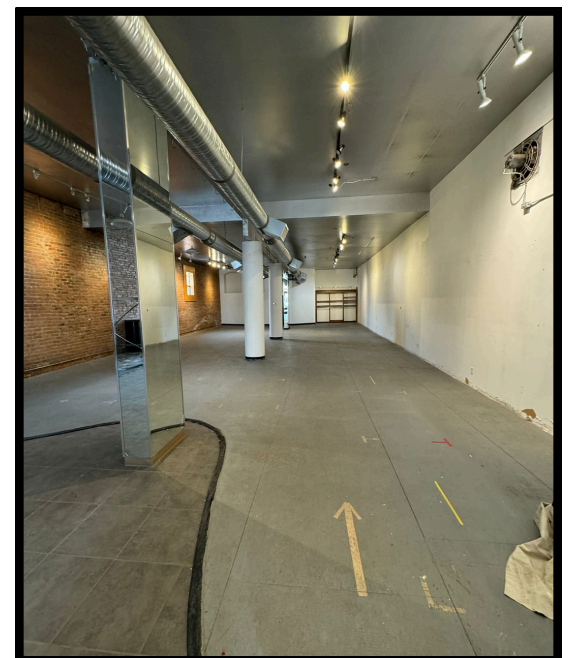
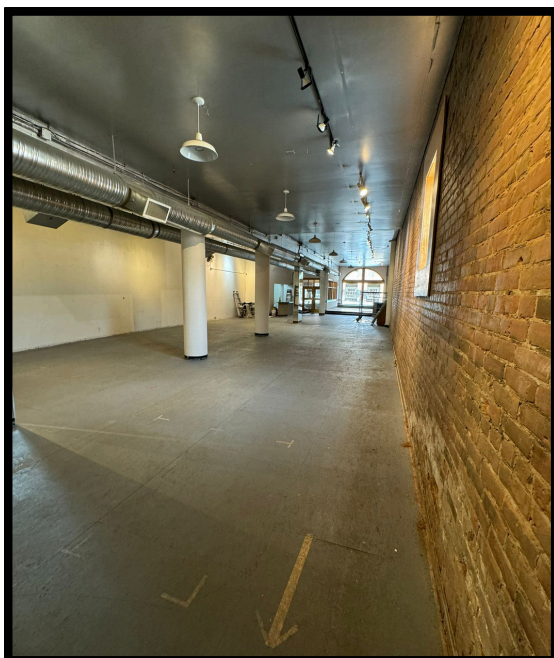
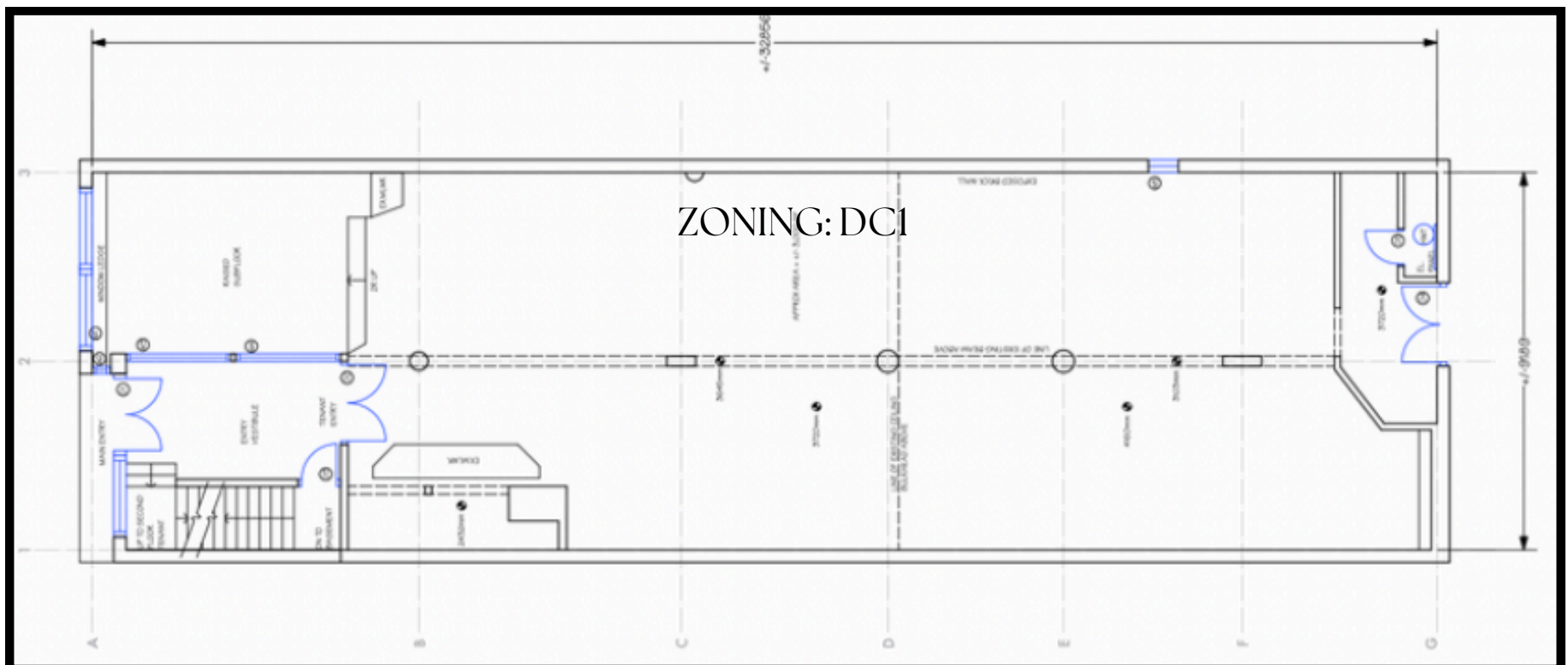


**ADDRESS:** 10309 82 Avenue, Edmonton  
**LEGAL:** Plan 1, Block 61, Lot 3

\$13.00 / SF (Estimated)  
\$25.00 / SF

**SIGNAGE:** Building Entrances  
**UTILITIES:** Tenant Responsibility  
**ZONING:** DC1 (Direct Dev. Control)  
**PARKING:** Prepaid Street & Parking Lot

## FLOOR PLAN



## OLD STRATHCONA & WHYTE AVE

WHYTE AVENUE, OFFICIALLY KNOWN AS 82 AVENUE, IS A HISTORIC ARTERIAL ROAD IN EDMONTON, ALBERTA. ESTABLISHED IN THE 1890S, IT BECAME THE MAIN STREET OF THE FORMER CITY OF STRATHCONA, NAMED AFTER SIR WILLIAM WHYTE, A PROMINENT FIGURE IN THE CANADIAN PACIFIC RAILWAY. THE AVENUE HAS LONG BEEN A BUSTLING HUB, REFLECTING EDMONTON'S GROWTH AND SERVING AS A CENTRAL POINT FOR COMMERCE AND CULTURE.

### THE ROSS BLOCK

THE ROSS BLOCK, CONSTRUCTED IN 1894 BY W.E. ROSS, STANDS AS THE OLDEST BRICK BUILDING ON WHYTE AVENUE IN EDMONTON'S HISTORIC OLD STRATHCONA DISTRICT. THIS TWO-STOREY STRUCTURE WAS BUILT BEFORE THE 1902 BYLAW THAT MANDATED BRICK CONSTRUCTION TO MITIGATE FIRE HAZARDS, SHOWCASING ITS EARLY ADOPTION OF MORE DURABLE MATERIALS.

ARCHITECTURALLY, THE ROSS BLOCK FEATURES A CORBELLED PARAPET, ROUND-HEADED SECOND-FLOOR WINDOWS, AND PROMINENT ARCHES ON THE GROUND LEVEL, REFLECTING THE RICHARDSONIAN ROMANESQUE STYLE. OVER THE YEARS, IT HAS HOUSED VARIOUS ESTABLISHMENTS, INCLUDING RESTAURANTS, CLOTHING STORES, AND NIGHTCLUBS, CONTRIBUTING TO THE VIBRANT COMMERCIAL TAPESTRY OF WHYTE AVENUE.

WHYTE AVE: 29,000  
104 AVENUE: 28,000  
104 AVENUE: 31,000  
GATEWAY BLVD: 31,000

AVERAGE INCOME: \$98,000  
43,000 RESIDENTS  
42,000 DAYTIME POPULATION  
16% PROJECTED GROWTH 2025

## NEIGHBOURHOOD STATS

### NEIGHBOURHOOD WALKABILITY

#### 10313 Whyte Avenue Northwest

Strathcona, Edmonton, T6E 1Z9

Commute to **Downtown Edmonton**

6 min 19 min 12 min 41 min View Routes

Favorite Map Nearby Apartments

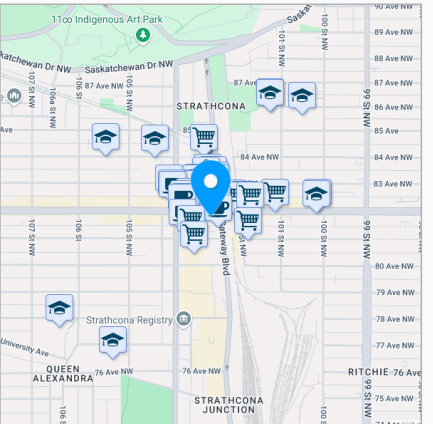
Looking for a home for sale in Edmonton?

**Walk Score 99** Walker's Paradise  
Daily errands do not require a car.

**Transit Score 54** Good Transit  
Many nearby public transportation options.

**Bike Score 98** Biker's Paradise  
Daily errands can be accomplished on a bike.

About your score



### PARKING

