

FOR LEASE

THE GARNEAU

NAI Commercial



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

PROPERTY HIGHLIGHTS

- Situated directly on Whyte Ave, one of Edmonton's most iconic and high traffic corridors
- Former Bubble Tea Location
- Fully built out retail space
- Surrounded by residential neighborhoods, restaurants, entertainment, and University of Alberta

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



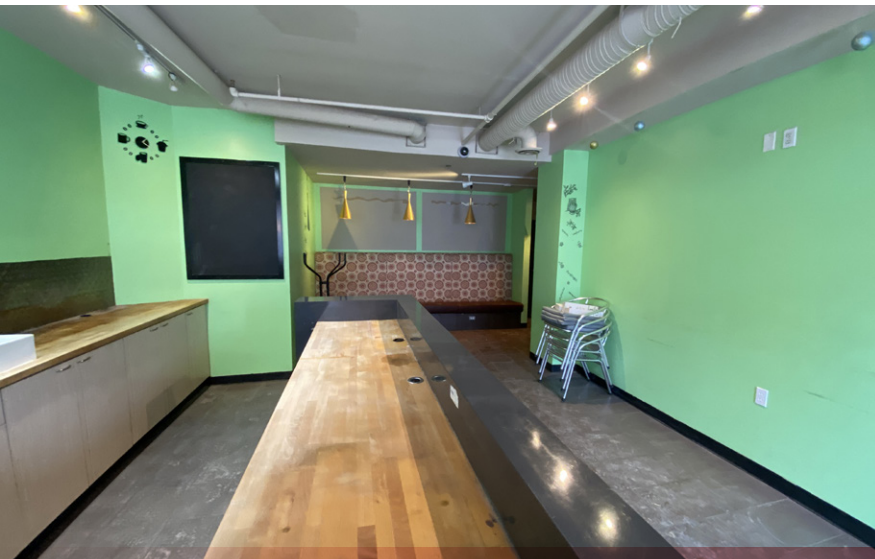
780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	509 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



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