

# FOR LEASE

±1,111 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10706 Whyte Ave, Edmonton, AB

## WHYTE AVE RETAIL

### Property Highlights

- Prominent Whyte Ave location
- Close to the U of A
- Shelving units in place for general retail
- Bus stop directly in front
- Suitable for general retail and some personal services
- Not suitable for convenience stores or QSRs
- Front of space is general retail, open, back of the space is storage, mechanical, back door, and washroom - steps up to the back



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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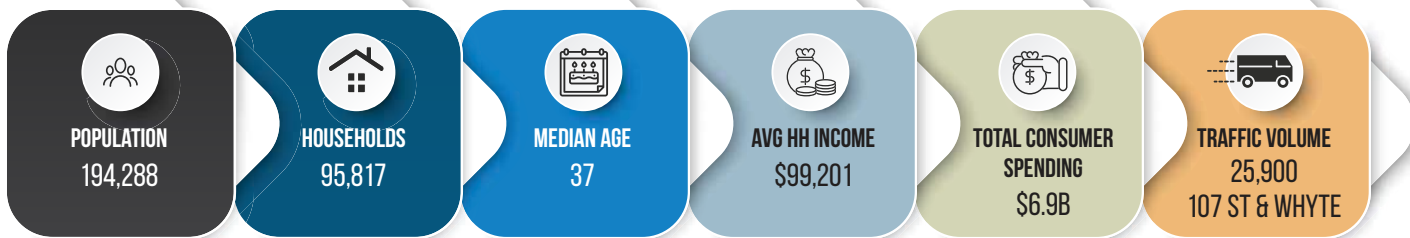
Whyte Ave Retail

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## Demographics within 5KM



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## Whyte Ave Retail

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### Property Information

**Municipal Address:** 10706 Whyte Ave, Edmonton, AB

**Size:** 1,111 Sq. Ft. (+/-)

**Zoning:** DC1

**Parking:** Street parking

**Neighbourhood:** Old Strathcona

**Possession:** Immediate/negotiable

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**Lease Rate:** \$26.00/Sq. Ft.

**Op Costs:** \$15.27/Sq. Ft.

### Contact

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