

# FOR LEASE

# THE EDWARD

8927 - 82 AVE, EDMONTON, AB



FOR LEASE

1,200 SF ◀

1,787 SF ◀

## OPPORTUNITY

Ideal opportunity for local businesses looking to join the Mill Creek area's hip commercial scene with trendy gentrifying communities such as Bonnie Doon, Ritchie and Strathcona in close proximity. This mixed-use building features main floor commercial space with residential rental suites above, adding excellent consumer density.

## HIGHLIGHTS

- 1,200 and 1,787 SF fully fixtured retail space available
- Building has recently had significant interior and exterior renovations
- Excellent exposure to over 29,045 vehicles per day along Whyte Avenue
- Provides strong customer draw with daytime population reaching 93,193
- University of Alberta Campus Saint-Jean and Bonnie Doon Mall nearby
- Future LRT Valley Line and Bonnie Doon Station just 3 blocks away

Marcus & Millichap

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# AREA + STATS / THE EDWARD

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The Edward is surrounded by the sought-after neighbourhoods of Ritchie, Strathcona, Bonnie Doon and Mill Creek, which many local boutique retailers call home. Many exciting infill and re-development projects are planned in the immediate area, including the re-development of Bonnie Doon Shopping Centre into a retail and residential urban village. The nearby Mill Creek Ravine is a popular destination for leisure through Edmonton's river valley.

Bonnie Doon Mall	4 minutes
U of A Campus	9 minutes
Downtown Edmonton	11 minutes
Southgate Centre	12 minutes



**29,045**  
vehicles  
per day



**EXPOSURE**  
Iconic Whyte  
Avenue



**PARKING**  
ample on-site  
surface stalls



**TRANSIT**  
in close  
proximity



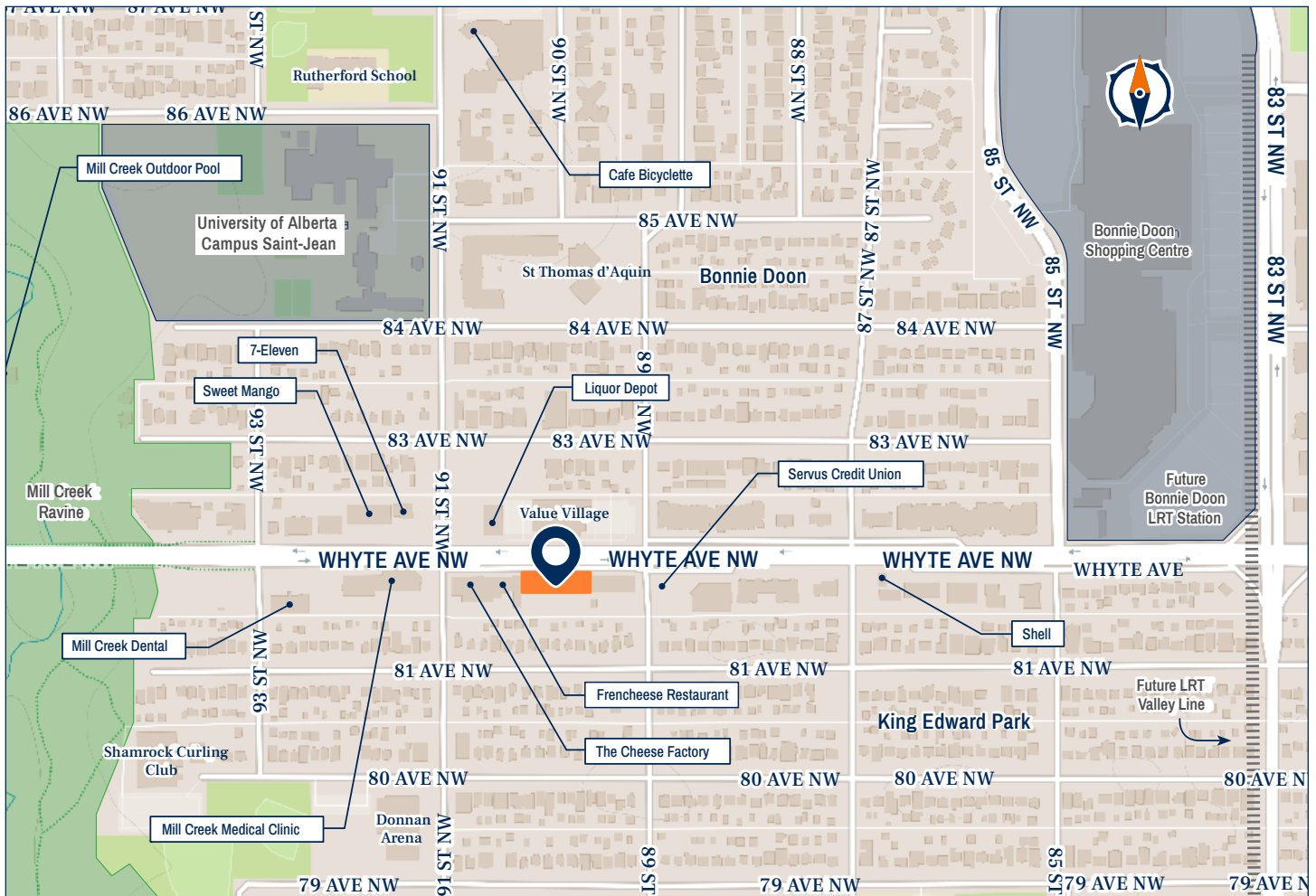
**\$78,149**  
household income  
average within 3 km



**55,400**  
population  
within 3 km



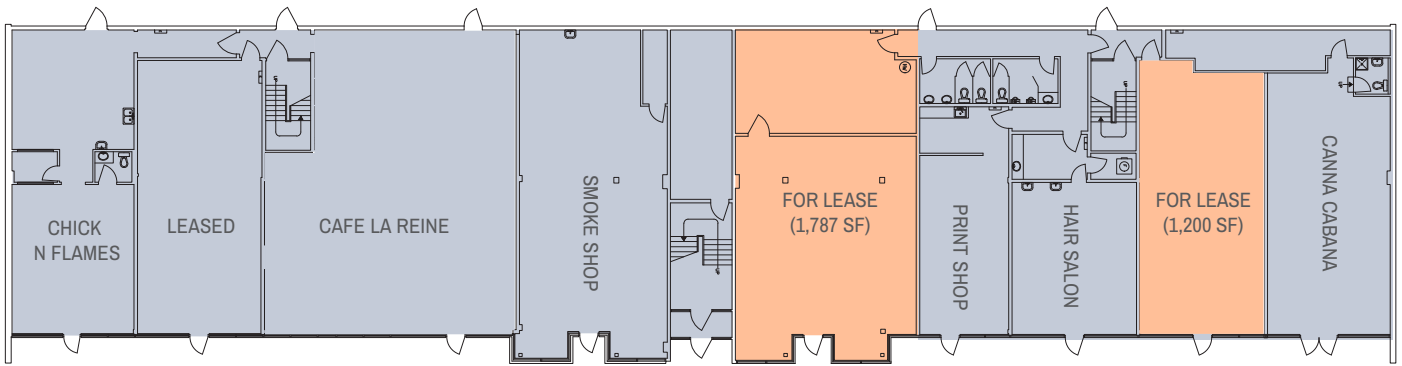
**MAIN FLOOR**  
high exposure  
retail space



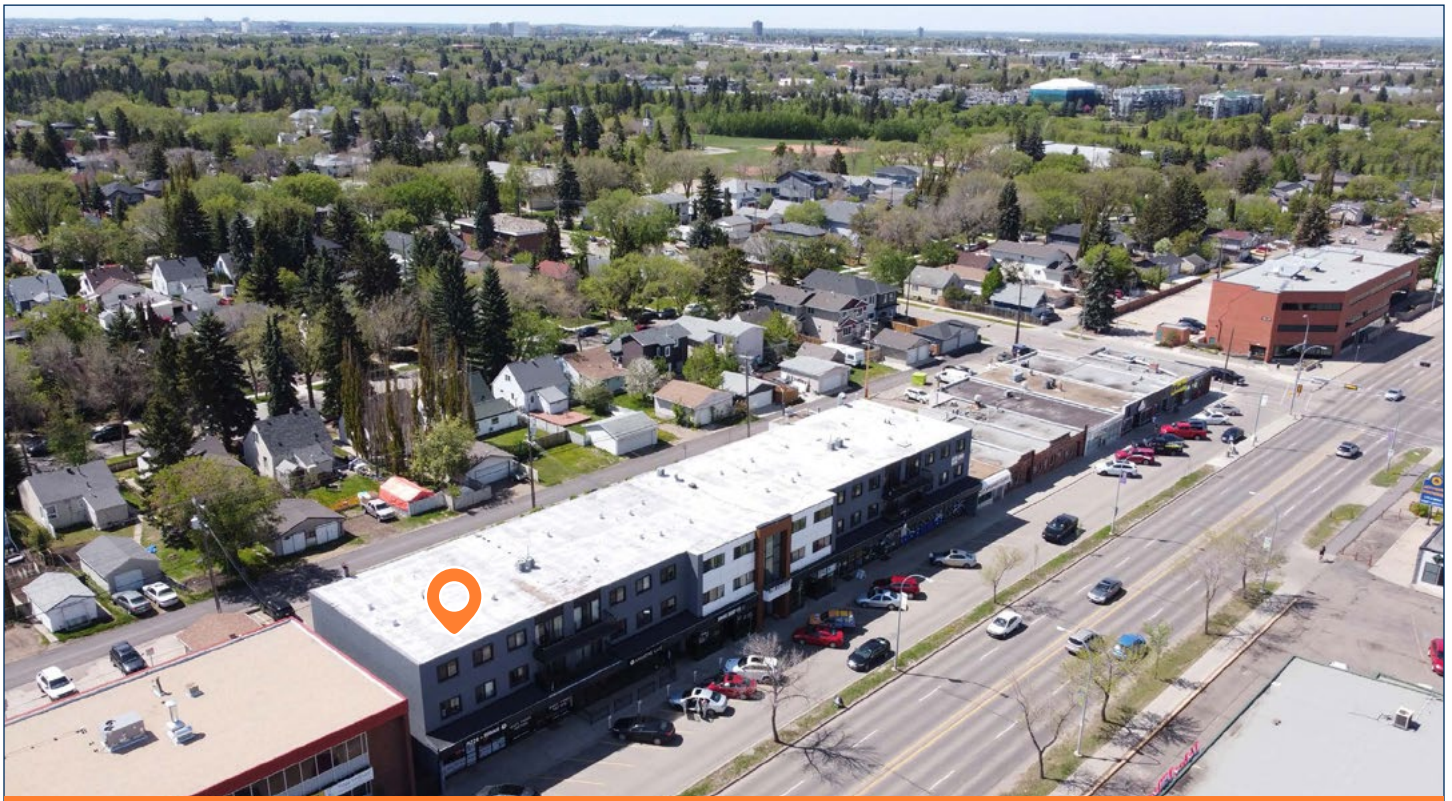
# DETAILS + SITE MAP / THE EDWARD

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Municipal Address:	8927 - 82 Avenue, Edmonton	Signage:	Fascia signage
Legal Description:	Plan 5036S, Block 24, Lots 23 - 30	Parking:	27 front stalls, 48 rear stalls
Neighbourhood:	King Edward Park	Vacancy:	1,787 SF 1,200 SF
Zoning:	CB1 - Low Intensity Business Zone CSC - Shopping Centre Zone	Available:	Immediately



WHYTE AVENUE (82 AVENUE)





# Marcus & Millichap

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