

FOR LEASE > 10335 – 83 AVENUE

FORMER PACKRAT LOUIE

Edmonton



10335 – 83rd Avenue NW Former Restaurant

Neighbourhood:	Strathcona / Whyte Avenue
Building Area:	4,324 Sq. Ft. – Ground Level (more or less) 1,917 Sq. Ft. – Basement (more or less)
Year Built:	1954
Legal:	Lot 17 & 18, Block 68, Plan I
Tax Roll Number:	1006494 & 7099674
Zoning:	DC1 – Strathcona Historical Commercial
Available:	Immediately
Basic Rent:	Market / Negotiable
Op Costs:	Tenant responsible for utilities, property taxes and building maintenance
Signage:	Fascia
Parking:	On site parking included

Property Information:

This space is located on the south-east corner of 104 Street and 83 Avenue, across the street from Gazebo Park, the site of the world renowned Fringe Festival. Located one block north of the historic and vibrant Whyte Avenue (82 Avenue) in the heart of the Old Strathcona neighbourhood.

Whyte Avenue is one of Edmonton Hubs for Arts and Entertainment and the shopping district of choice for the residents and students at the closeby University of Alberta. Whyte Avenue draws people from all demographics and varying interests making it a destination location for all in the City of Edmonton.

This space was previously used as a restaurant but the broad zoning allows for a variety of uses:

- Bars and Neighbourhood Pubs
- Broadcasting and Motion Picture Studios
- Business Support Services
- Commercial Schools
- Convenience Retail Stores
- Custom Manufacturing
- General Retail Stores

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PROPERTY INFORMATION (CONTINUED):

- Household Repair Services
- Indoor Participant Recreation Services
- Nightclubs
- Personal Service Shops
- Private Clubs
- Professional Financial and Office Support Services
- Restaurants
- Specialty Food Services

Nearby points of interest include:

- Strathcona Farmers Market
- ATB Financial Arts Barn
- Princess Theatre
- Varscona Theatre

DEMOGRAPHICS:



- 40,972 RESIDENTS
- **53,899 DAYTIME POPULATION**
- 14.1% PROJECTED GROWTH (2018–2023)



- 26.9% OF HOUSEHOLDS EARN \$60,000 TO \$100,000
- 20.6% OF HOUSEHOLDS EARN MORE THAN \$100,000
- **AVERAGE HOUSEHOLD INCOME OF \$96,705**



- 0 to 19 YRS = 11.6%
- **20 to 39 YRS = 55.2%**
- 40 to 59 YRS = 18.7%
- 60+ YRS = 14.6%



- **21,100 VPD ALONG 104 STREET**
- 5,000+ PUBLIC TRANSIT COMMUTERS DAILY
- 17.7% OF COMMUTERS WALK

LEASING DETAILS / CONSIDERATIONS:

While more detailed terms will be clarified through subsequent lease development and negotiation processes, the following are some initial considerations for respondents.

Leasing Costs:

- Market Rent plus Operating Costs (utilities, utilities, property taxes, building maintenance and building insurance)

Tenant lease space responsibilities include:

- Supplying all required furnishing, fixtures or equipment
- Paying for required property taxes, phone/internet
- Tenant will be responsible for paying for tenant improvements and will be required to obtain City approval prior to doing renovations, changes in use, or assigning

Parking:

- On site parking provided. Customer parking available onstreet and in surrounding private parking lots

Insurance:

- Tenant is required to obtain liability insurance for the leased space

Availability: Immediately

Security Deposit: 3 month net rent

Lease Term: 5 years

Facility Access: Public Transit and on-street parking

Interested parties will be asked to fill in an application following the open houses. Applications will be evaluated. The City reserves the right to accept or reject any applicant. The most suitable applicant will be contacted to refine deal terms.

For more information write to us at leasing@edmonton.ca.

City of Edmonton Strategic Objectives



HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.



URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.



REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.



CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.