

# FOR SALE SHEPPARD BLOCK

10314 - 82 AVE, EDMONTON, AB



10,369 SF +/- RETAIL  
& OFFICE BUILDING  
FOR SALE



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# OVERVIEW / SHEPPARD BLOCK

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## OPPORTUNITY

Rare opportunity to own an iconic character building located in the heart of Whyte Avenue, which is one of Edmonton's most iconic districts. Whyte Avenue is one of the highest pedestrian traffic areas and enjoys a unique mix of local boutique and regional and national retailers.



## HIGHLIGHTS

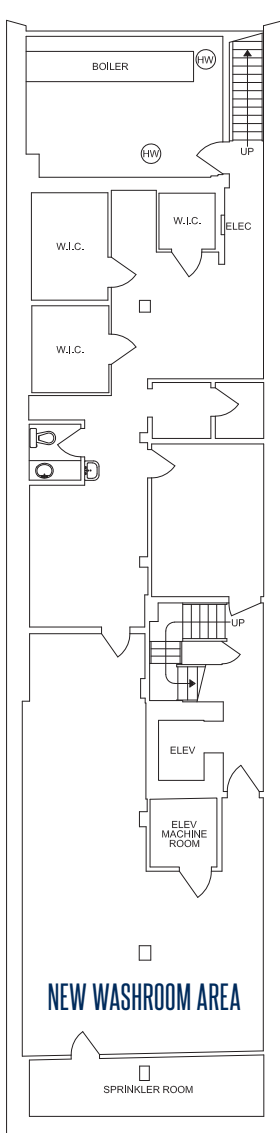
- \$2,990,000 (\$288.36/SF)
- 10,369 SF+/- retail and office building for sale
- Located in the heart of Whyte Avenue
- Elevator access to each floor
- Area retailers include El Cortez restaurant, Starbucks, Hudson's Pub, Dorinku Restaurant, and The Strathcona Hotel redevelopment (The Strathcona)
- Building tenants include Craft & Cork Pub, Old Strathcona Business Association
- Prime exposure commercial space in character building on Whyte Avenue
- Building substantially renovated in 1995 to include elevator, sprinklers, new mechanical, etc.
- Exposure to over 24,685 vehicles per day along Whyte Avenue
- Whyte Avenue's daytime population reaches 94,421



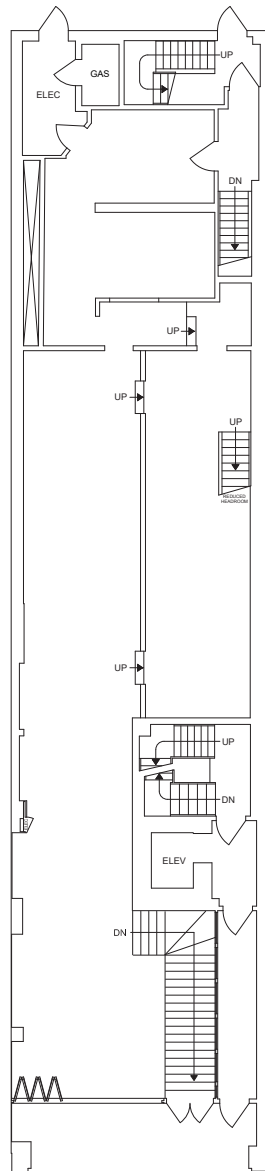
# FLOOR PLANS / SHEPPARD BLOCK

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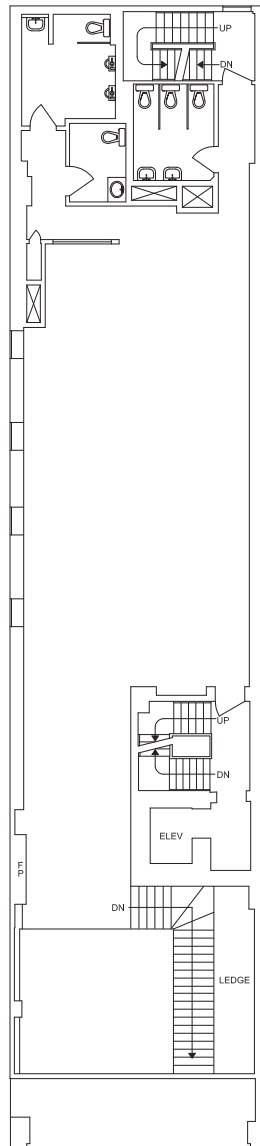
FLOOR	UNIT	SIZE	TENANT
BASEMENT	BSMT	1,754 SF	CRAFT & CORK
MAIN FLOOR	100	2,150 SF	CRAFT & CORK
2ND FLOOR	200	2,100+/-	VACANT
3RD FLOOR	301	928 SF	DANCE STUDIO
3RD FLOOR	302	735 SF	VACANT
3RD FLOOR	303	938 SF	PHOTOGRAPHER
4TH FLOOR	402	1,764 SF	OLD STRATHCONA BUSINESS ASSOCIATION



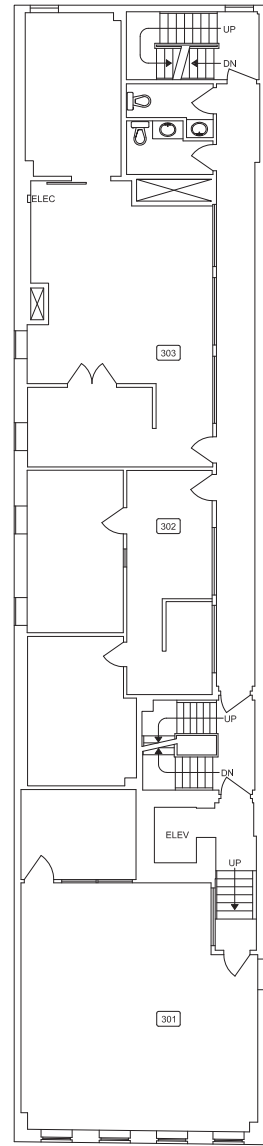
BASEMENT - CRAFT & CORK\*



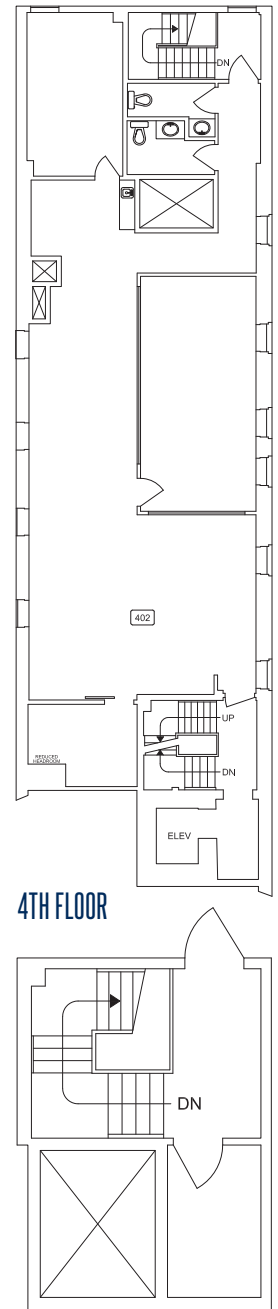
MAIN FLOOR - CRAFT & CORK\*



2ND FLOOR\*



3RD FLOOR



4TH FLOOR

5TH FLOOR

\*AS-BUILT FLOOR PLANS NOT EXACTLY AS SHOWN

# AREA + STATS / SHEPPARD BLOCK

10314 - 82 AVE, EDMONTON, AB

Municipal Address: 10314 - 82 Avenue, Edmonton

Zoning: DC1 (18432) - Direct Development Control Provision

Sale Price: \$2,990,000 (\$288.36/SF)

Building Size: 10,369 SF+/-

Zoning: Plan I, Block 68, Lot 2 & 3

Land Size: 3,489 SF

University of Alberta 5 minutes

Downtown 8 minutes

Southgate Mall 8 minutes

WEM 17 minutes

Sherwood Park 18 minutes



**24,685**

vehicles  
per day



**EXPOSURE**

Iconic Whyte  
Avenue



**PARKING**

street parking &  
paid parking lots



**TRANSIT**

in close  
proximity



**\$99,969**

household income  
average within 3 km



**55,910**

population  
within 3 km



**BUILDING**

commercial building  
for sale

OLD STRATHCONA  
FARMERS MARKET

STRATHCONA  
ALLEY PROJECT

SMOKY BEAR  
ORIGINAL APPAREL  
LYON

JOHN FLUEVOG  
MARS & VENUS

MAIN ON WHYTE

HAVE MERCY  
EL CORTEZ

LEOPOLD'S  
**SHEPPARD BLOCK**

REGENT OPTICAL

HUDSONS  
PLUSH

CINNAHOLIC  
THE ALMANAC  
BLOCK 1912

THE AVENUE  
CLOTHING CO.  
RIPE TOMATO PIZZA





# Marcus & Millichap

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