

# \$0 - 10724 82 Avenue, Edmonton

MLS® #E4446765

**\$0**  
0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Garneau, Edmonton, AB

Position your business with this prime retail opportunity located in the heart of Edmonton's vibrant Whyte Ave district. This high-visibility 1375 sq.ft. Â± space offers exceptional street exposure in one the city's walkable corridors, surrounded by dense residential neighbourhoods, restaurants, and the University of Alberta. The space features an open reception area, 3 private offices (with plumbing) and a rear storage area - ideal for health & wellness, beauty, or service based businesses. A potential patio provision of approximately 400 sq.ft. Â± adds further value for life-style oriented tenants, with a possibility to expand into the adjacent 509 sq.ft.Â± unit, presenting a rare opportunity for growing businesses.

Built in 1945

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4446765 |
| Lease Rate | \$23     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1945     |
| Type       | Retail   |
| Status     | Active   |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 10724 82 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 6P5         |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 113            |
| Zoning         | Zone 15        |

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Listing information last updated on October 30th, 2025 at 2:17am MDT