



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# RAYMOND BLOCK

8155 - 105 Avenue,  
Edmonton, AB

## WHYTE AVENUE'S PREMIER SHOPPING CORNER

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UNIVERSITY OF ALBERTA

DOWNTOWN EDMONTON

109 STREET (33,000 VPD)

82 AVENUE (26,300 VPD)

104 AVENUE (22,200 VPD)

ATEWAY AVENUE (21,000 VPD)

**SITE**

## THE OPPORTUNITY

With over 600 of Edmonton's trendiest businesses, Old Strathcona has it all. The area is home to the city's longest standing retailers and offers a variety of choices including fashion, music shops, lodging, restaurants, salons, book stores, decor, health, sporting goods, professional services and vehicles sales.

Whyte Avenue is Edmonton's main arts and entertainment district, and local shopping hub for residents and students at the nearby University of Alberta. Located in the historic Old Strathcona neighborhood, Whyte Avenue draws people of all ages and interests, making it a must visit destination for everyone.



# DEMOGRAPHICS



**POPULATION**  
40,972 Residents  
53,899 Daytime Population



**AVERAGE INCOME 2KM**  
\$96,705



**AGE 2 KM**  
5-19 yrs = 11.6%  
20-39 yrs = 55.2%  
40-59 yrs = 18.7%  
560 + yrs = 14.6%

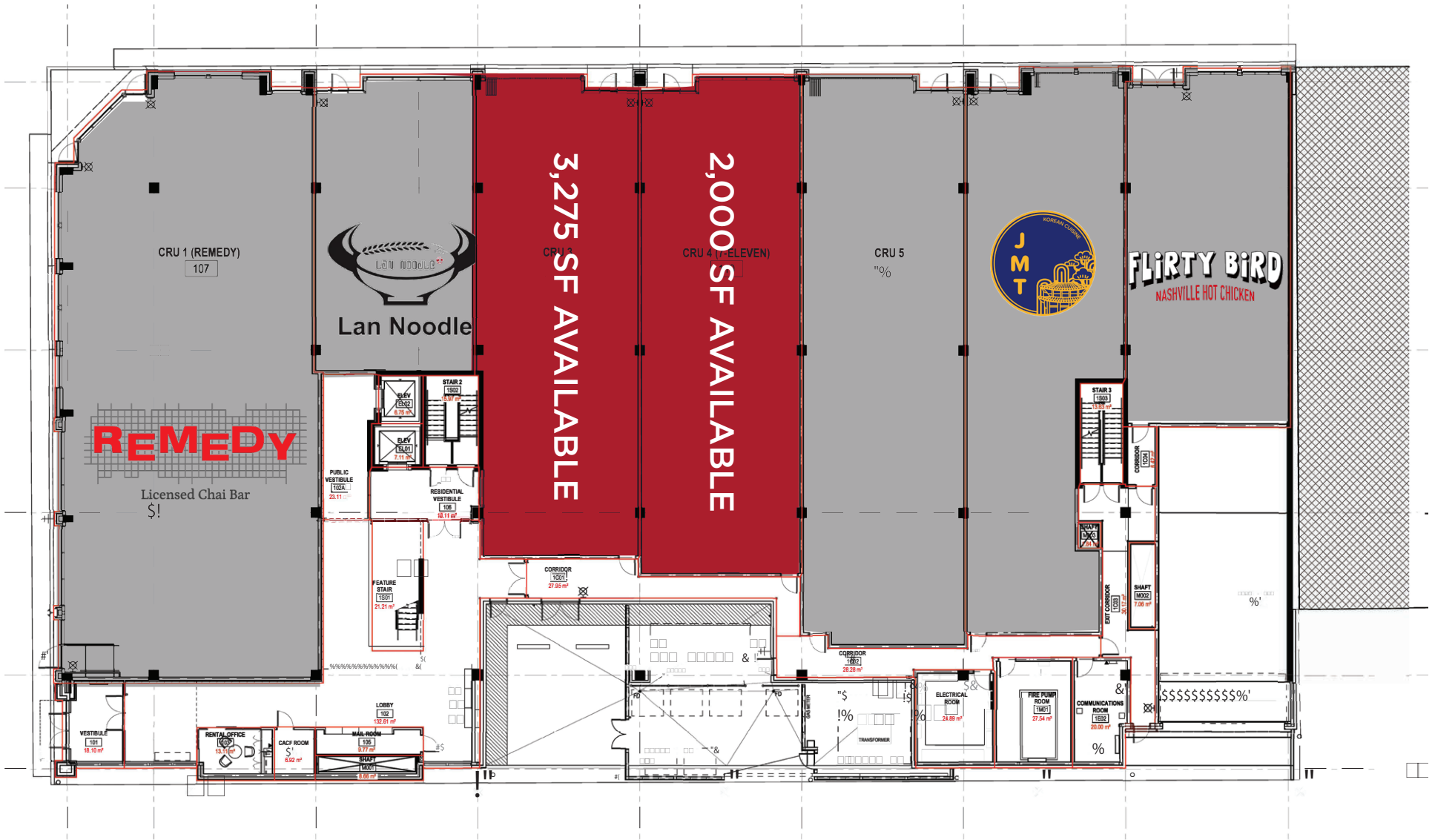
# PROPERTY DETAILS

**Municipal Address:** 8155 - 105 Street, Edmonton, AB  
**Legal Description:** Plan 1, Block 62, Lots 21-27  
**Available Size:** 3,275 SF  
2,000 SF  
**Zoning:** Direct Development Control  
Provision DC1 (999)

**Ceiling Height:** 18' Clear Retail  
**HVAC:** Horizontal Modular Heat Pump  
7 tons / CRU  
**Electrical:** 200 Amp / 3-Phase service  
**Property Tax:** \$4,747.57

**Parking:** Limited Heated  
Underground  
**Signage:** Prominent Fascia  
**Additional Rent:** \$19.50 Per SF (2024)

# FLOOR PLAN



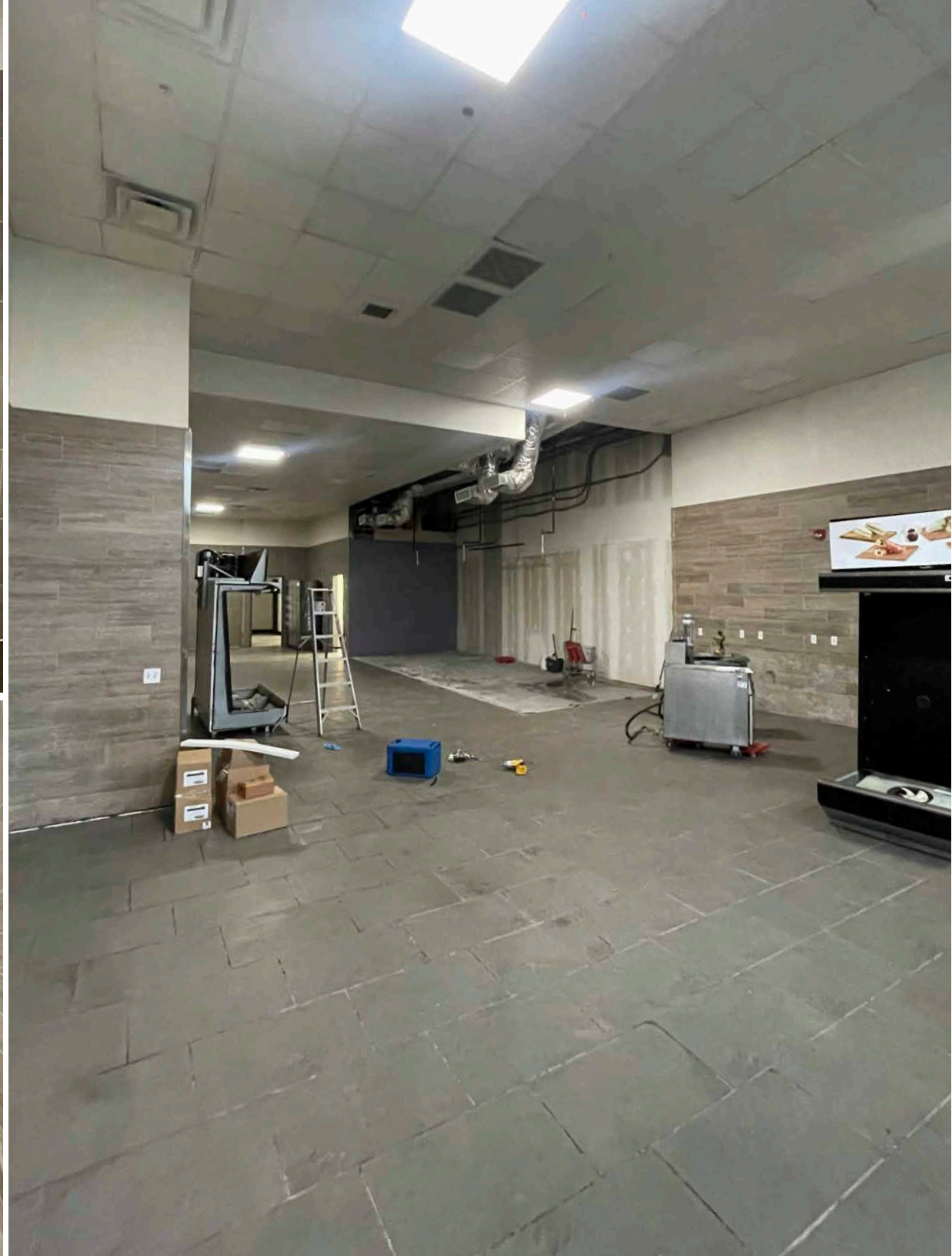
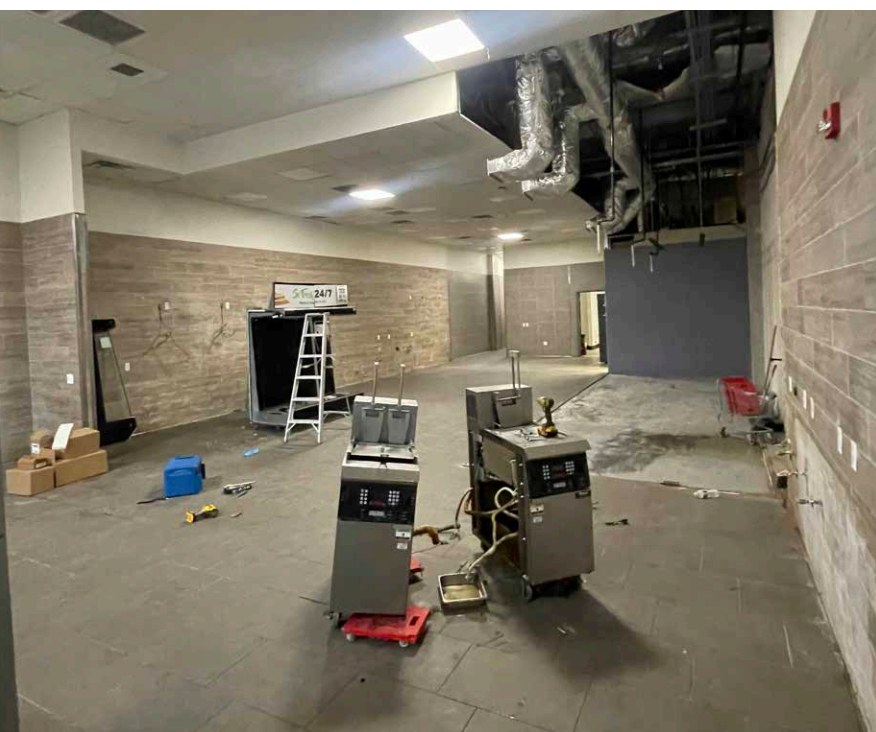
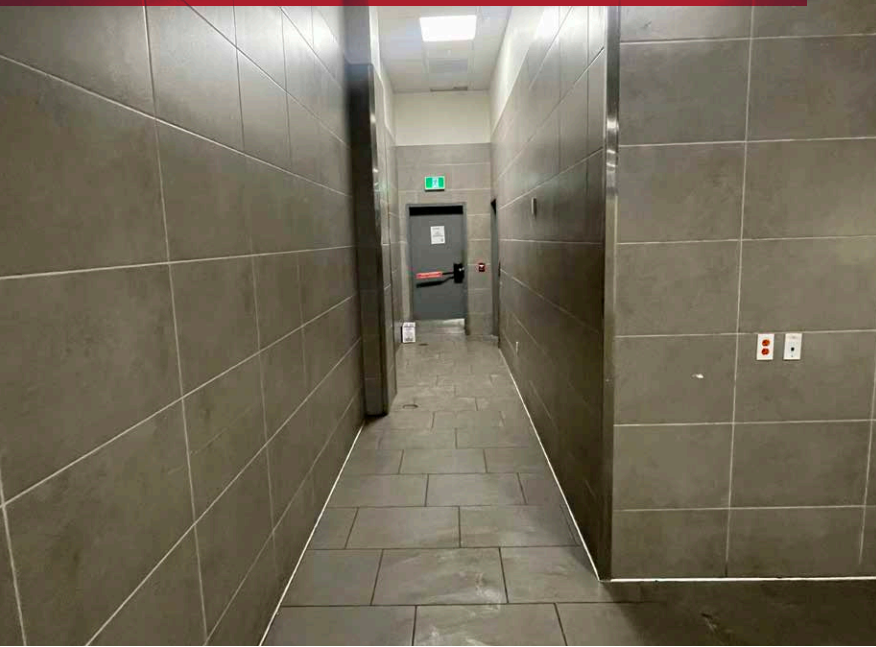
# WHYTE AVENUE

## EDMONTON'S VIBRANT HUB

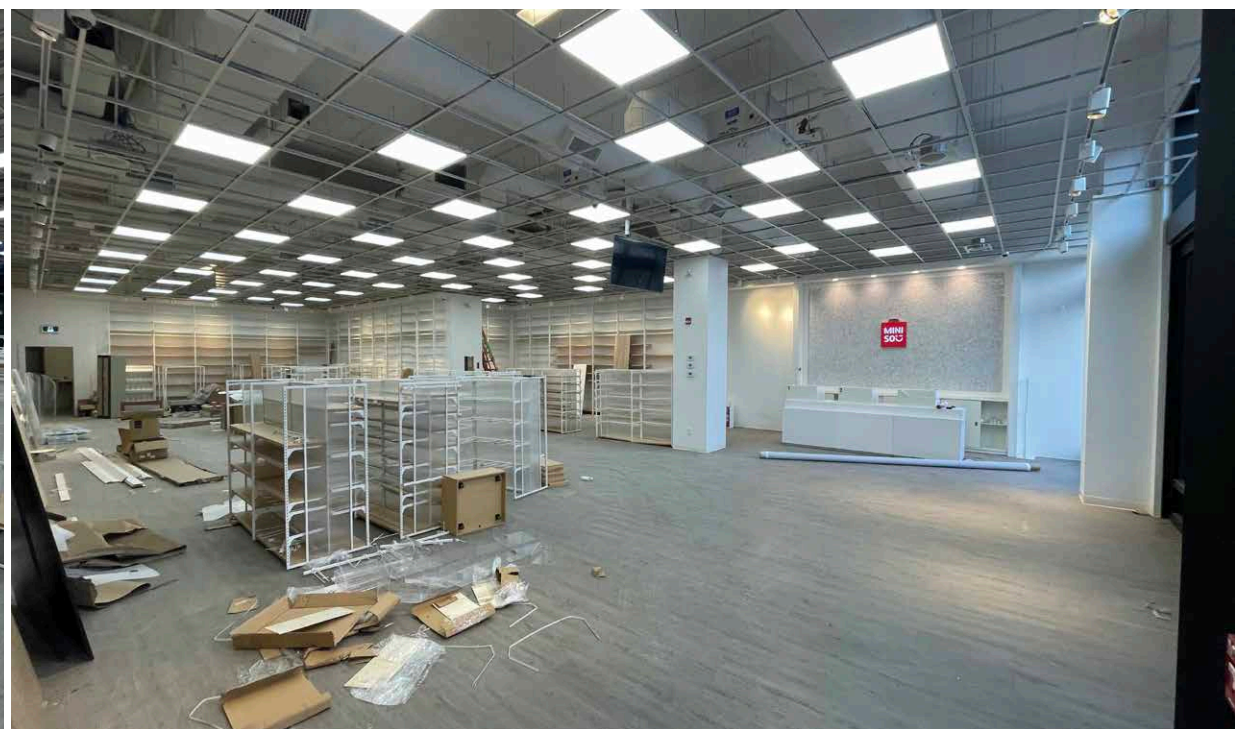
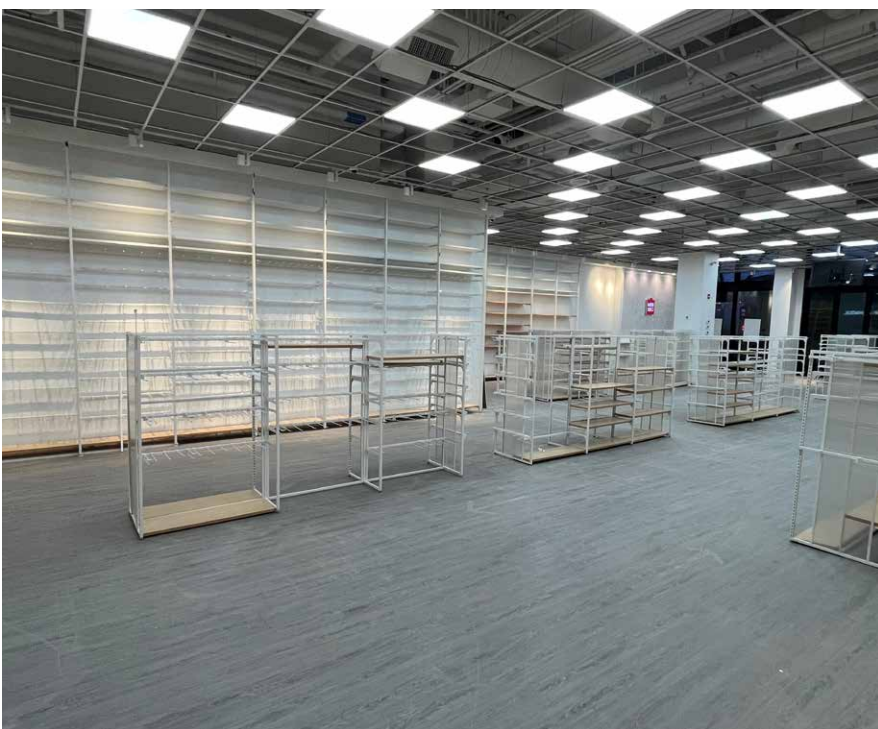
Located in the heart of Old Strathcona, Whyte Avenue is Edmonton's go-to destination for culture, shopping, and entertainment. Wander through historic buildings, explore unique boutiques, and savor diverse culinary delights. By day, enjoy the charm of local cafes and art galleries; by night, experience the lively pubs, theaters, and music venues. Home to seasonal festivals and events, Whyte Avenue is a welcoming space where heritage meets modern energy—perfect for day trips, date nights, or family outings. Discover why this beloved avenue is the heartbeat of Edmonton!



# INTERIOR PHOTOS (2,000 SF)



# INTERIOR PHOTOS (3,275 SF)





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