



## Whyte Avenue Area Property

10416-81 Avenue

Stand Alone Building up To +/- 19,500 Square Feet

- Immediate Occupancy
- Excellent Community Service Space
- Located in one of the busiest areas in the city of Edmonton
- Combination office/boardroom space and large open area
- Good Parking Available
- Full operational Elevator
- Former Legion Building

**Lance Frazier**

Broker

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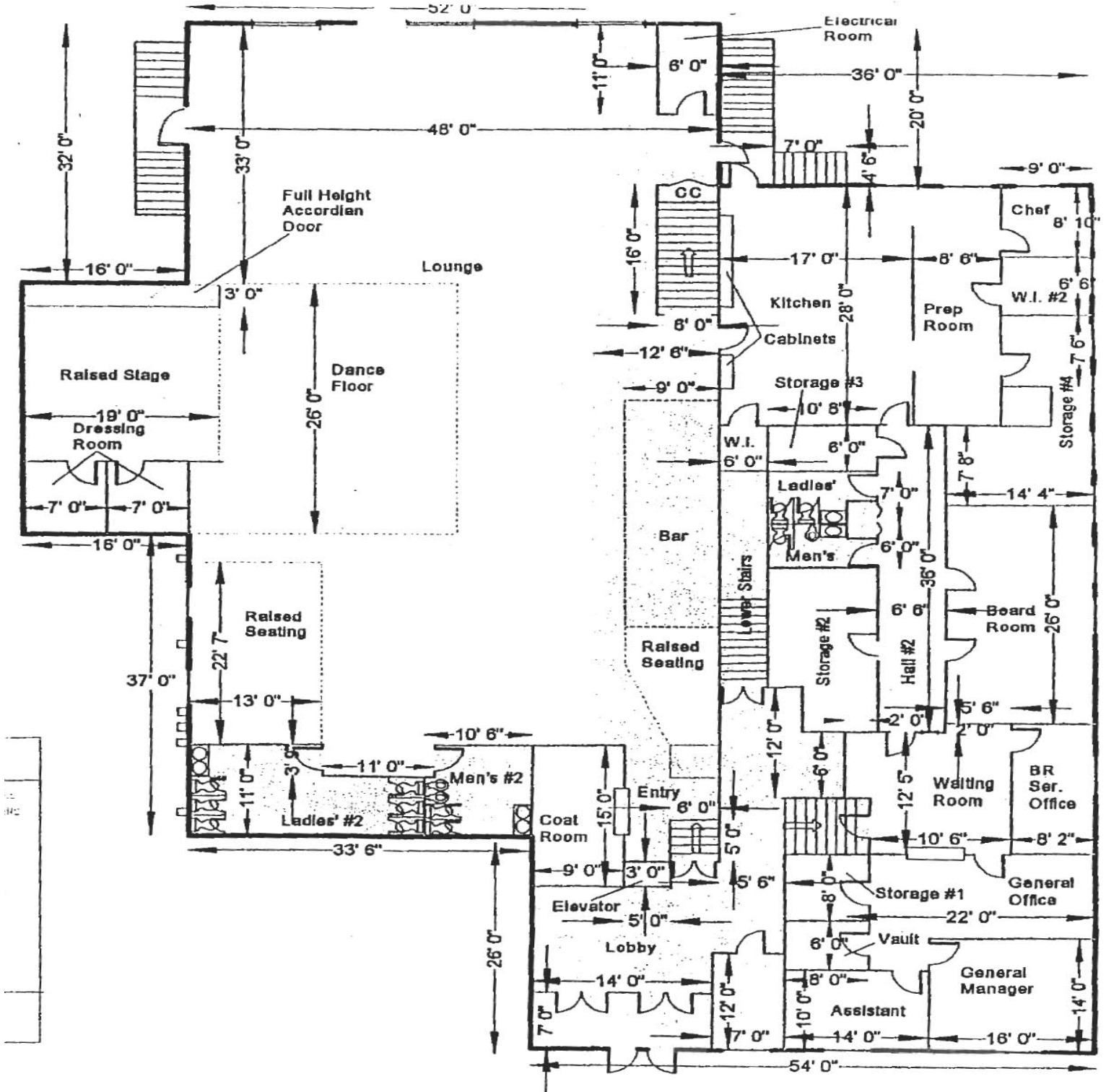
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**MAIN FLOOR**



**LOCATION MAP****PROPERTY DESCRIPTION**

<b>Municipal Address:</b>	10416-81 Avenue
<b>Legal Description:</b>	Plan I Block 62 Lots 10 - 13
<b>Leasable Area:</b>	10,000 Sq. Ft. (Main) 9,500 Sq. Ft. (Lower)
<b>Availability:</b>	Immediately
<b>Available Area:</b>	Up to 19,500 Sq. Ft.
<b>Net Rent:</b>	\$12.00 Net (Main) \$ 6.00 Net (Lower)
<b>Parking:</b>	10 stalls

**LEGION BUILDING**

Located in the heart of Edmonton's trendy Whyte Avenue district, the Former Strathcona Legion Building is an attractive opportunity for community service organizations, retailers and office users alike.

With dedicated parking. Elevator access and a great location, this building presents a unique opportunity in today's tight real estate market.

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