



FULLY LEASED

Whyte Avenue Area Property

8113-102 Street / 10150-81 Avenue

- **Site Area:** 16,873 Sq. Ft.
- **Building Area:** 5,441 Sq. Ft. Retail
2,098 Sq. Ft. Office
6,560 Sq. Ft. Warehouse
- **Zoning:** CB2
- **Income:** \$164,157 Per Annum
- **Tenancy:** Leased to September 30th,
2013 to Derks Formals Ltd.
- **Price:** **\$2,400,000**

Lance Frazier
Broker

lance.frazier@dtzbarnicke.com

Direct Tel: 780 421 1489

DTZ Barnicke Edmonton Inc.
Suite 801 The Empire Building
10080 Jasper Avenue
Edmonton, Alberta
T5J 1V9

Tel: 780 421 1488

Fax: 780 424 0217

www.dtzbarnicke.com

Tel: 780 421 1488

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AERIAL



Property Description

The subject property consists of two buildings with direct access between them to accommodate the current tenants business which involves a retail portion fronting onto 101 St and warehousing fronting onto 81st Avenue.

Strathcona Area

The Strathcona area of the city is Edmonton's highest priced retail area with a number of new retail and residential condominium properties under construction. A new retail / residential condominium has received approval from the City of Edmonton for development directly across the street from the subject property.

Zoning

CB2 Zoning allows for a broad range of permitted and discretionary business uses. This highly flexible zoning allows for a wide range of uses for the subject property.

Tenancy

Derks Formal Wear is a prominent men's clothing retailer and a major player in Edmonton's formal wear rental market. Derks conducts retail sales and formal wear rentals from the facility. It also has all of its cleaning and storage facilities on site. Derks has renewed their lease for 5 years ending September 30th, 2013.

First Right Of Refusal

Derks have a First Right of Refusal to purchase the property.

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