



FOR LEASE

2,400 +/- SF Fully Built-Out Commercial Space in Bonnie Doon

8929 82 AVE NW
Edmonton, T6C 0Z2

ROMI SARNA
(780) 450-6300
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2,400 +/- SF Fully Built-Out Commercial Space in Bonnie Doon

This 2,400 sq. ft. commercial space at 8929 82 Avenue NW offers a well-positioned leasing opportunity in Edmonton's established Bonnie Doon area, along the Whyte Avenue/82 Avenue corridor. Built in 1982, the property features an existing functional layout that includes two washrooms, a laundry/kitchen room, five treatment rooms including two with private showers, and a reception area. The space is offered for lease with immediate possession available, providing an opportunity for businesses seeking an already improved commercial premises. Base rent is estimated at \$27.00 PSF for 2026, with estimated operating costs of \$8.00 PSF. Existing fixtures and equipment are available on an as-is basis for \$20,000, offering additional value for an incoming tenant.

PROPERTY DETAILS

PROPERTY & TRANSACTION INFORMATION

Transaction Type	For Lease
Address	8929 82 Avenue NW, Edmonton, AB
Total Area	2,400 SF +/-
Year Built	1982
Base Rent	\$27.00 PSF (2026 Est.)
Operating Costs	\$8.00 PSF (2026 Est.)



Possession	Immediate
Zoning	Mixed Use
Legal Description	Plan 5036S, Block 24, Lot 30
Washrooms	2
Treatment Rooms	5 (2 with private showers)
Fixtures & Equipment	\$20,000 – As-Is



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DEMOGRAPHICS

(within 3 km)

6,697

(Estimate)

Population

3,255

(Estimate)

Households

~40

(Estimate)

Median Age

\$104,000

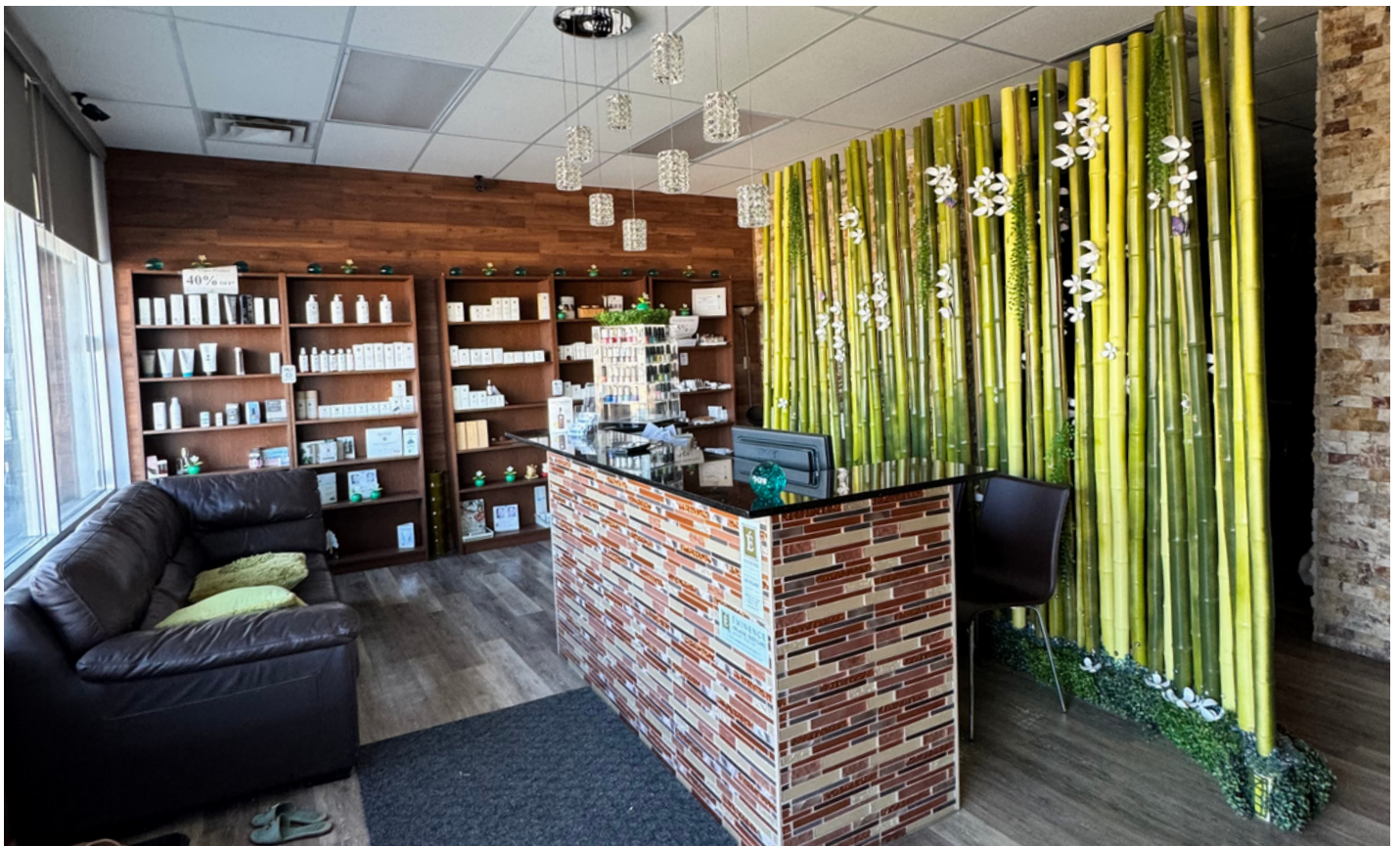
(Estimate)

Average Household
Income (per year)

ABOUT BONNIE DOON

Bonnie Doon is an established central Edmonton neighbourhood located along the 82 Avenue/Whyte Avenue corridor. Its mix of residential, commercial and institutional uses, combined with its proximity to Whyte Avenue and surrounding mature communities, provides businesses with access to an established local customer base.

The neighbourhood is home to approximately 6,700 residents and 3,255 households, with a mix of homeowners and renters. Its central location and established commercial corridors provide convenient connections to surrounding areas of south-central Edmonton, while the neighbourhood's mix of housing and nearby services supports consistent local activity.



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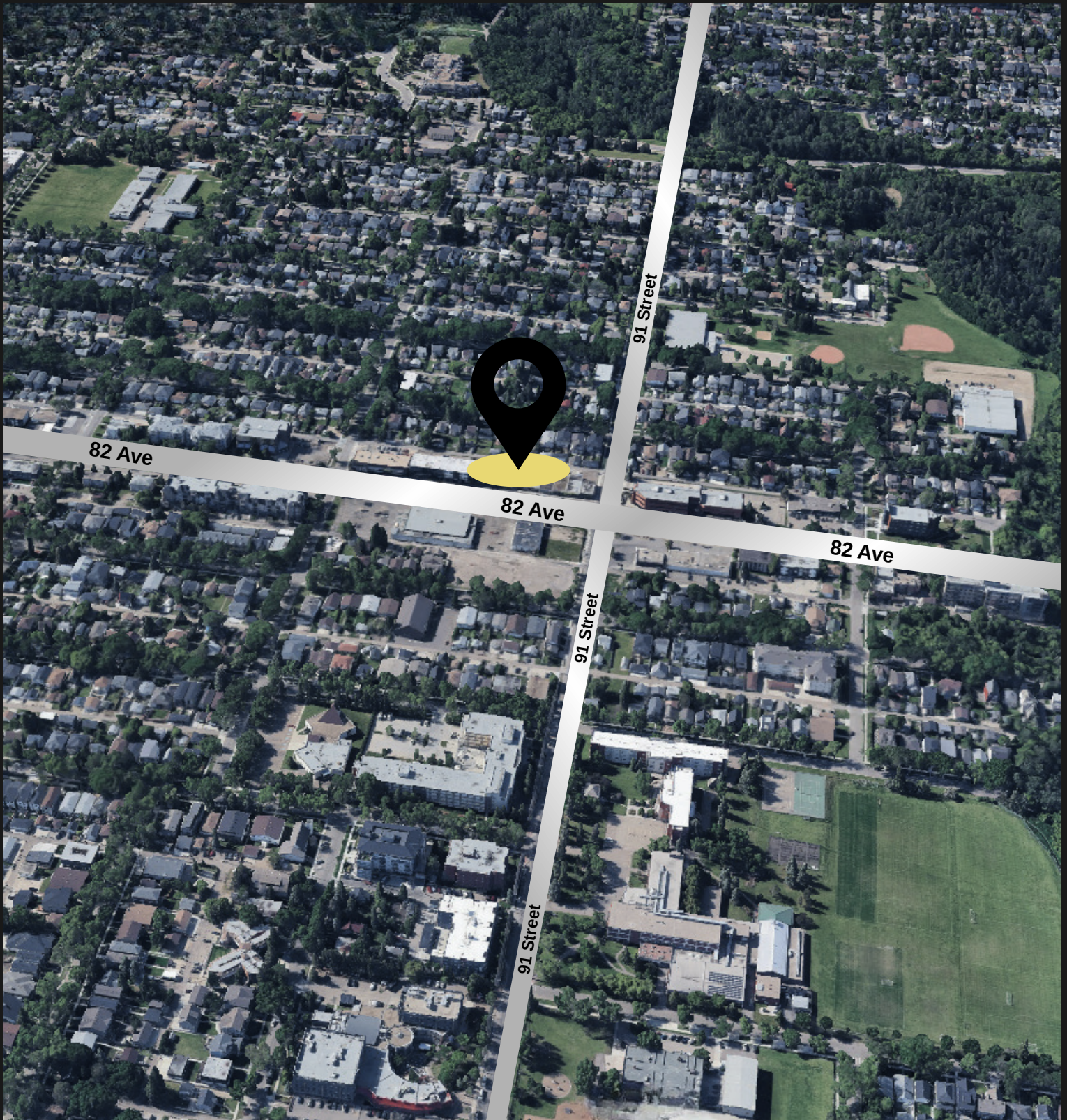
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MaxWell

Commercial



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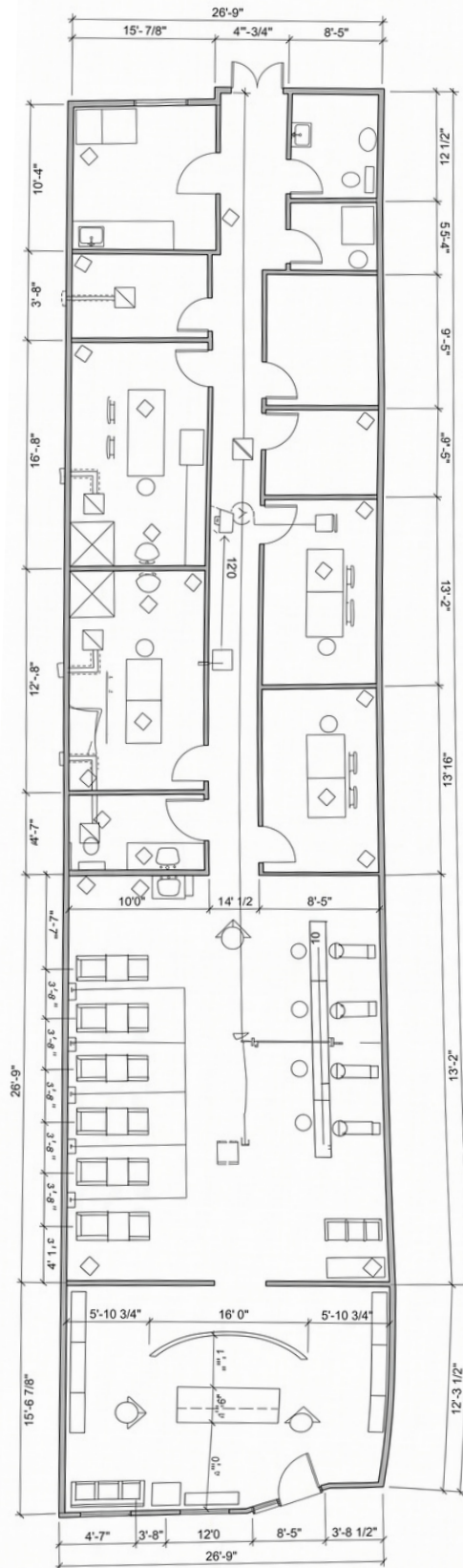


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FLOOR PLAN 2,400 +/- sq. ft.



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