



# HULBERT BLOCK

10359 - 82 AVENUE NW

## SECOND FLOOR BOUTIQUE RETAIL SPACE

**NATHAN RAJU**

[nathan@beljandev.com](mailto:nathan@beljandev.com)  
780-994-3454



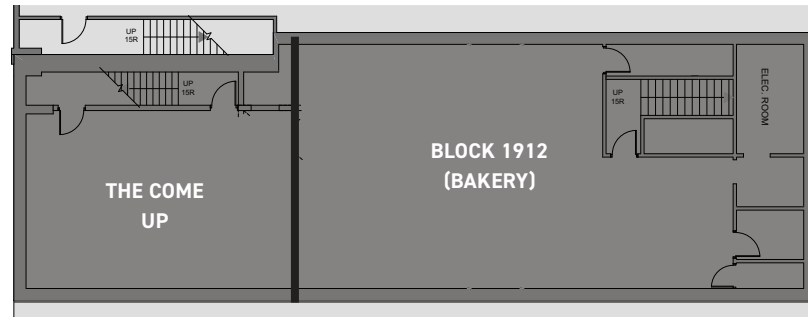
# BOUTIQUE SALON, SPA, AND PARLOUR

Hulbert Block is a three-story building located on Whyte Avenue, the most vibrant street in Old Strathcona lined with a multitude of retail shops, restaurants, and entertainment venues. The building was originally constructed in 1912 and has been the long-time home to Block 1912 Cafe.

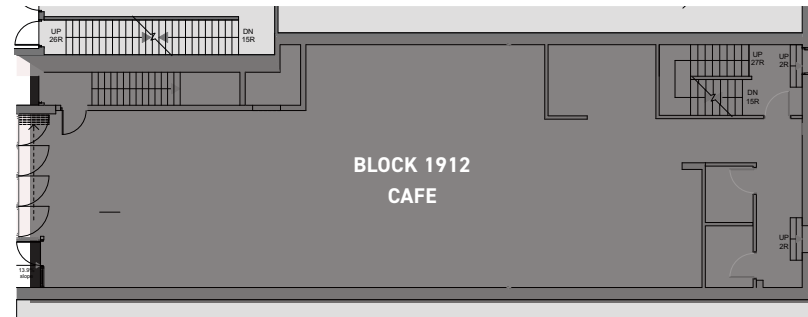


# BUILDING FEATURES

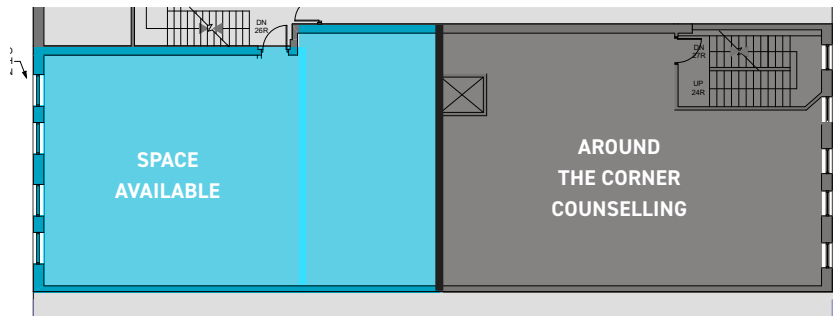
<b>NUMBER OF FLOORS</b>	3
<b>SPACE AVAILABLE</b>	1,657 sq FT
<b>MUNICIPAL</b>	8101 - Gateway Boulevard
<b>ACCESS</b>	Gateway Boulevard and Whyte Avenue
<b>ZONING</b>	DC1 Direct Control Development Provision
<b>BASIC RENT</b>	Negotiable
<b>OP COSTS</b>	\$13.40
<b>SIGNAGE</b>	Available



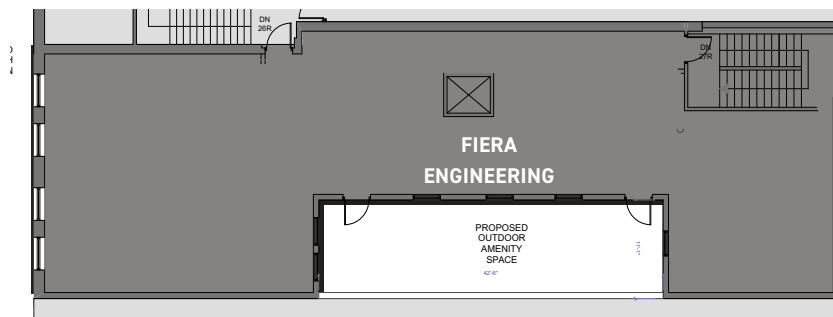
Basement



Main



Second



Third



# SPACE DETAILS

- Fully Furnished Interior
- Premium Furnishings
- Fronting Whyte Avenue
- Back Entrance Loading
- Private Office Space
- Staff Break Room & Kitchen



## JOIN OUR MISSION

We take pride in supporting local businesses and startups that create special places and a unique identity for Edmonton. Our success comes from the tenants within our buildings and we are here to be part of their dreams turn into success stories.



Oliver Exchange



Metals Building



Tipton Investment Building

## FIND POTENTIAL WHERE NO ONE ELSE EVEN LOOKS



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One of our core mandates at Beljan is to create a better Edmonton. We strive to build architecturally prominent buildings that highlight the best of the city while still holding true to the fabric of each individual community. We connect people, homes, and businesses into communities that are lively, social, and walkable. After all, the life blood of a city is made up of people, not buildings.