

POSSESSION FALL 2025



FOR LEASE
**SCHONSEE
LANDING**

16703 - 71 Street NW,
Edmonton, AB

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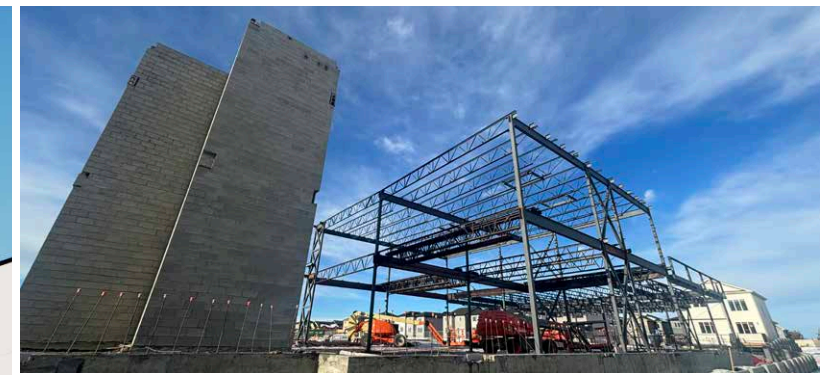
PROPERTY HIGHLIGHTS

Schonsee Landing is a future commercial development located within the rapidly growing Schonsee neighborhood.

The site offers excellent visibility and accessibility, benefiting from proximity to major roadways, including 167 Avenue and 71 Street.

This mixed-use development features a variety of retail opportunities ideal for restaurants, health services, and boutique businesses, with strong foot traffic driven by the surrounding residential population.

Schonsee Landing's strategic location within a vibrant and diverse community ensures a growing customer base, making it a compelling opportunity for commercial ventures.



PROPERTY DETAILS

Available:
1,101 SF - 1,684 SF

Max Contiguous:
6,150 SF

Possession:
Fall 2025

Legal Description:
Plan 2322452 Block 9
Lot 14

Zoning:
CB1 - Low Intensity
Business Zone

Rent:
Market

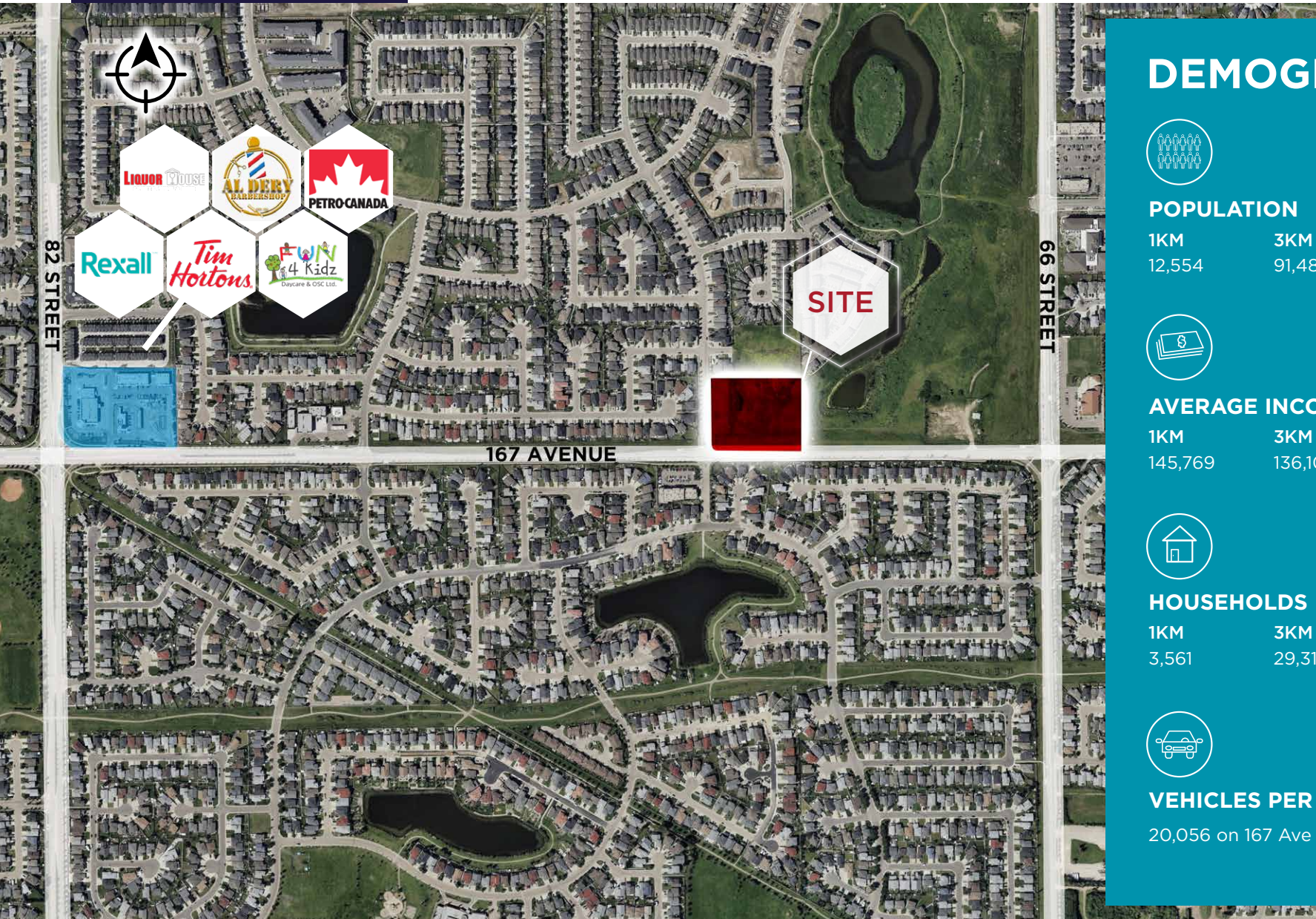
Parking Area:
122 stalls

Lot Area:
3.59 Acres

Operating Cost:
\$15.00 per SF
(est. 2025)

Utilities:
Separately Metered

AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
12,554	91,481	180,164



AVERAGE INCOME

1KM	3KM	5KM
145,769	136,108	125,436



HOUSEHOLDS

1KM	3KM	5KM
3,561	29,318	60,367



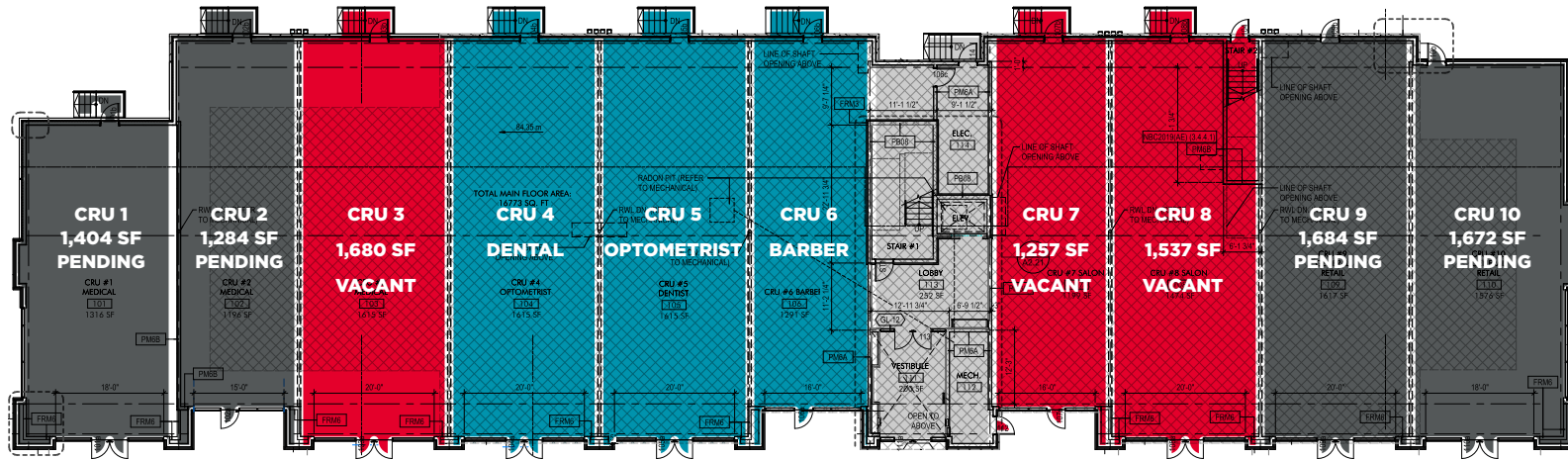
VEHICLES PER DAY

20,056 on 167 Ave (2023)

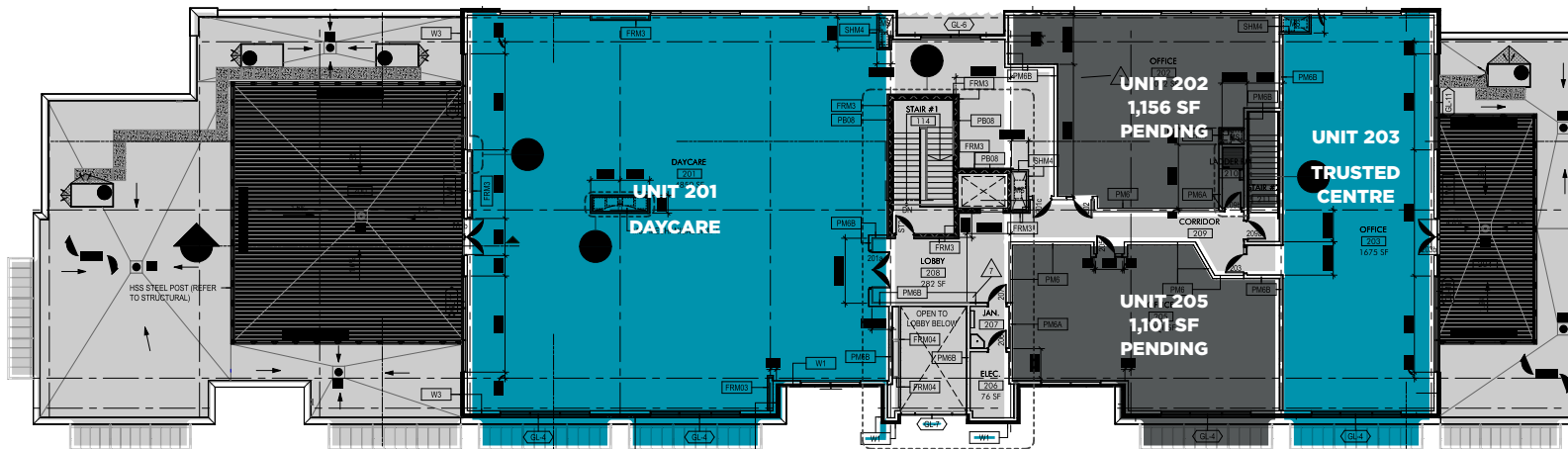
FLOOR PLAN

BUILDING 1

FIRST FLOOR



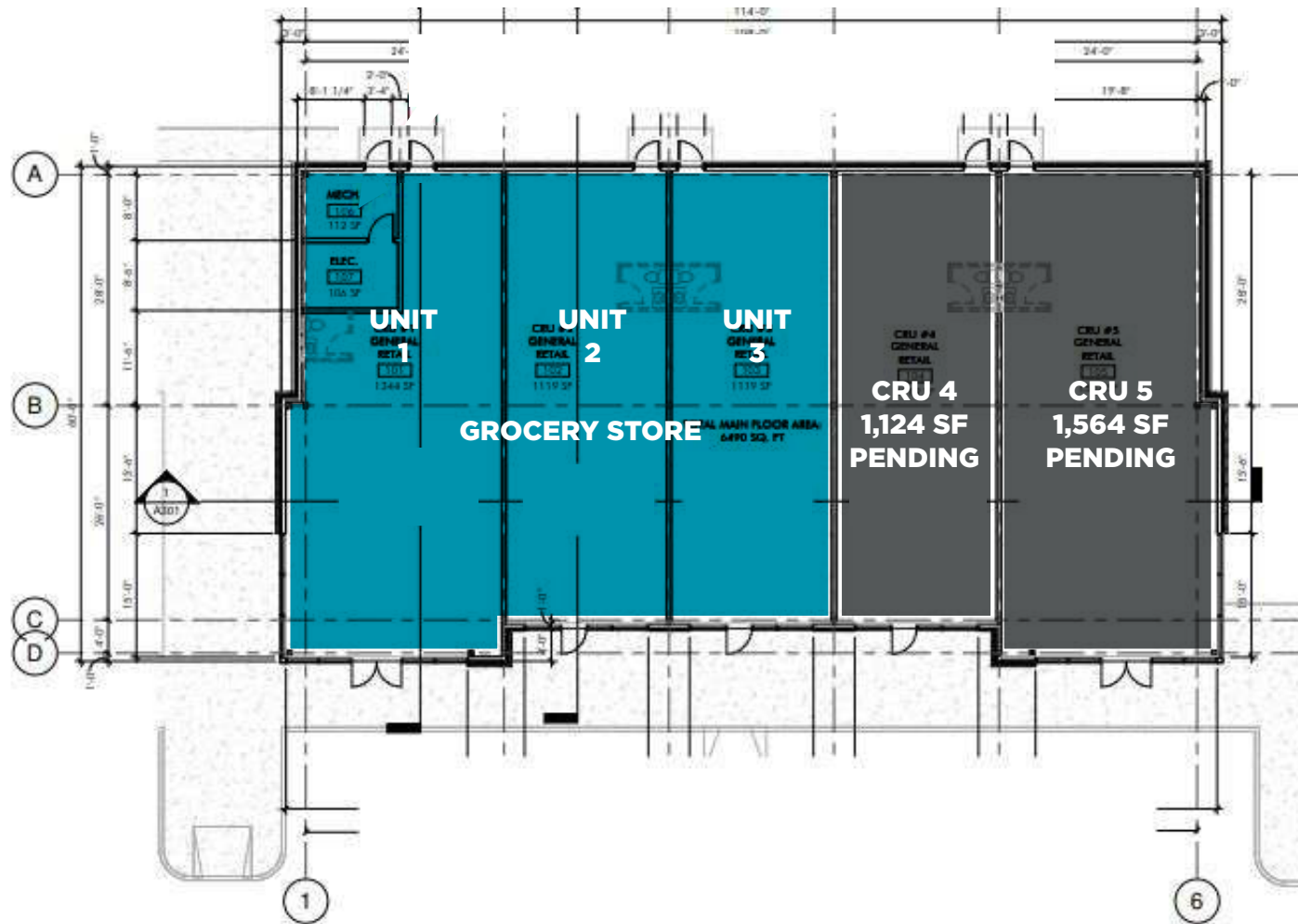
SECOND FLOOR



LEASED **VACANT** **PENDING**

FLOOR PLAN

BUILDING 2



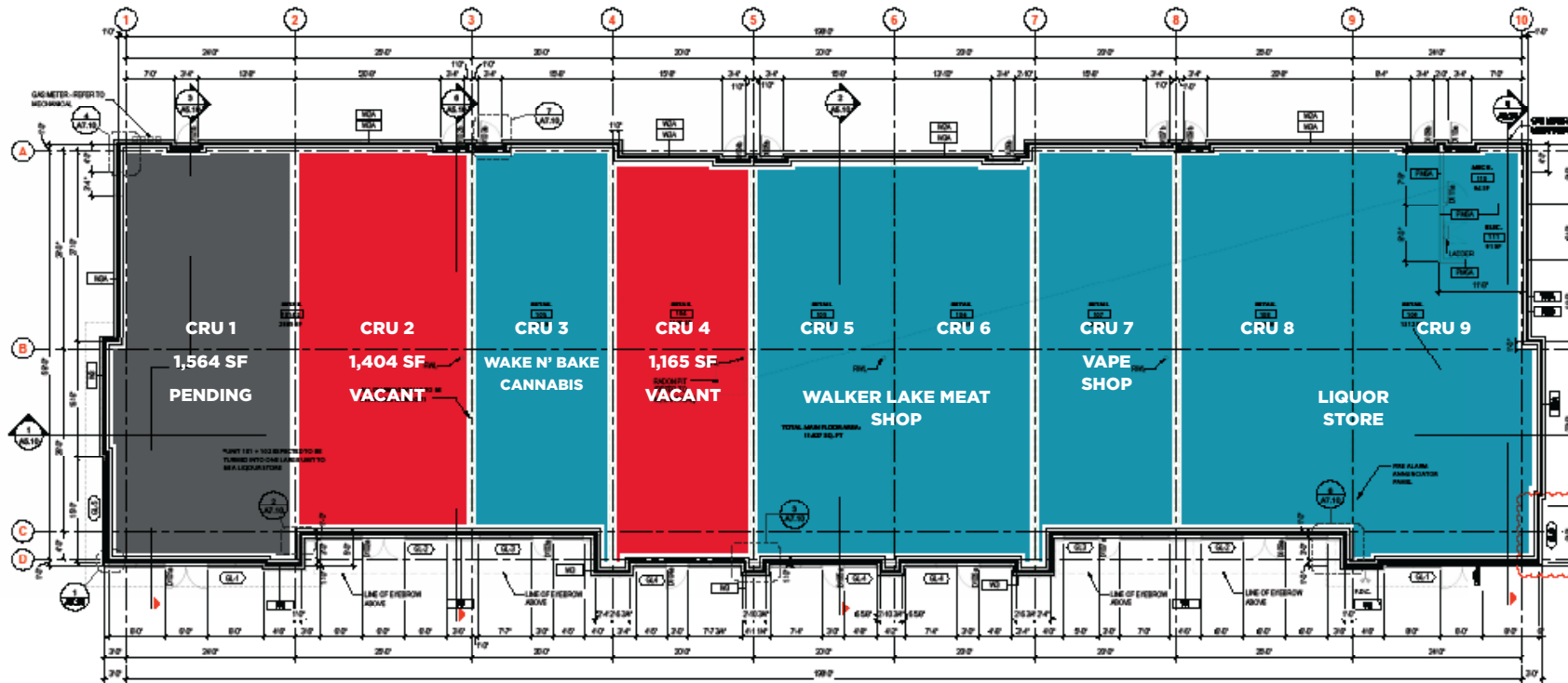
LEASED

VACANT

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FLOOR PLAN

BUILDING 3



LEASED **VACANT** **PENDING**



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