

**POSSESSION FALL 2025**



FOR LEASE  
**SCHONSEE  
LANDING**

16703 - 71 Street NW,  
Edmonton, AB

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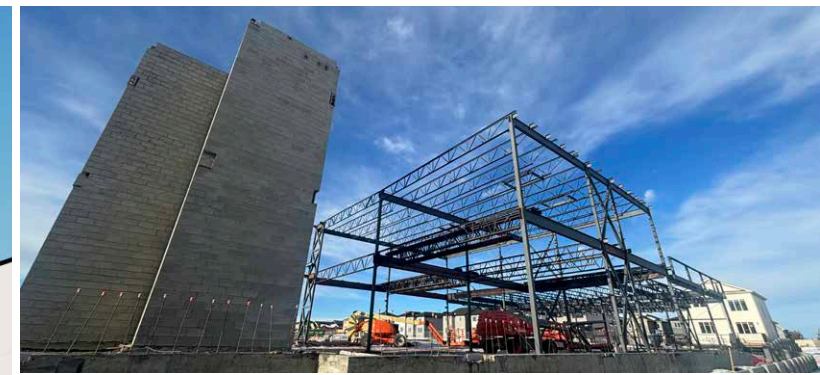
# PROPERTY HIGHLIGHTS

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

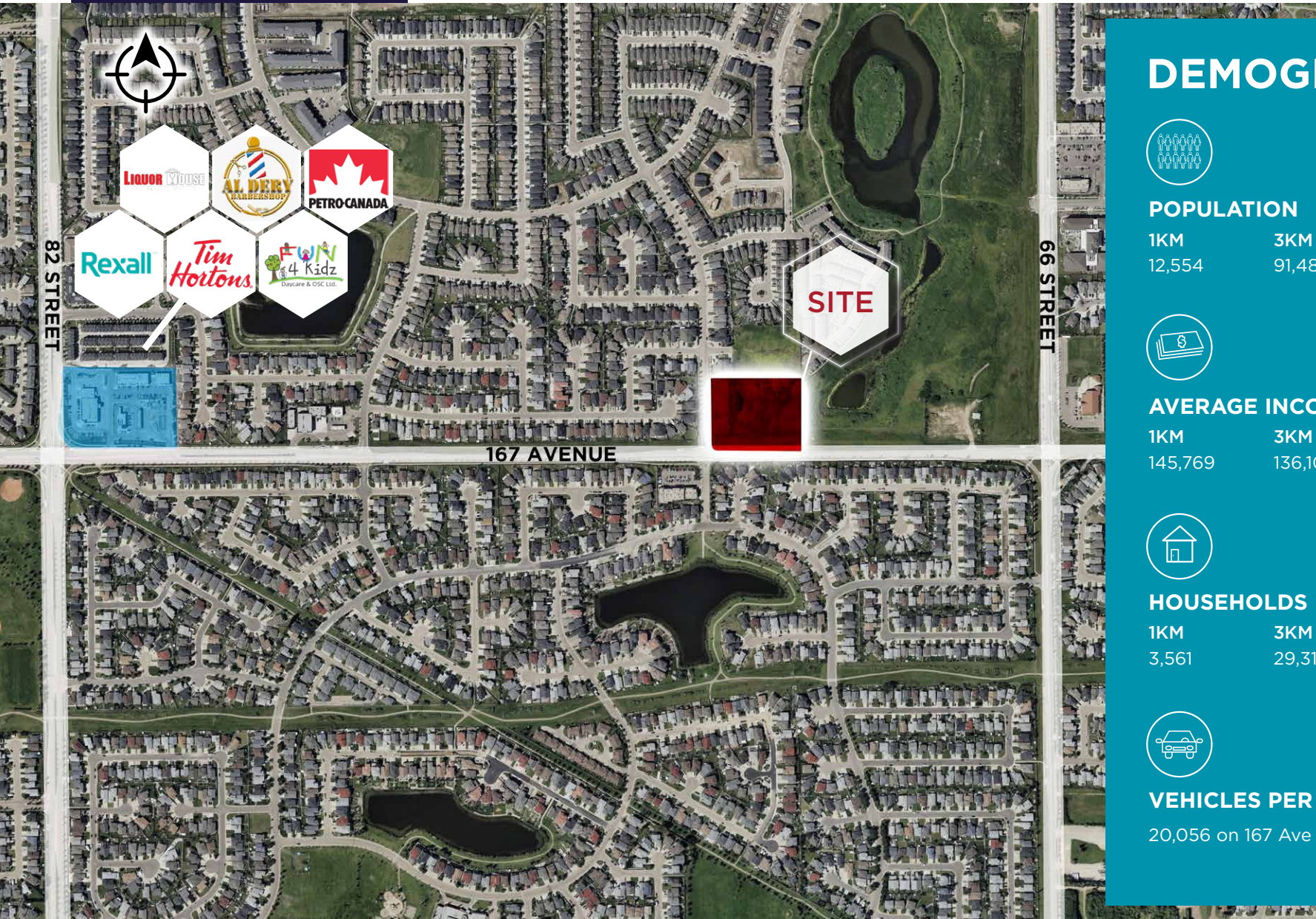
**Parking Area:**  
122 stalls

**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

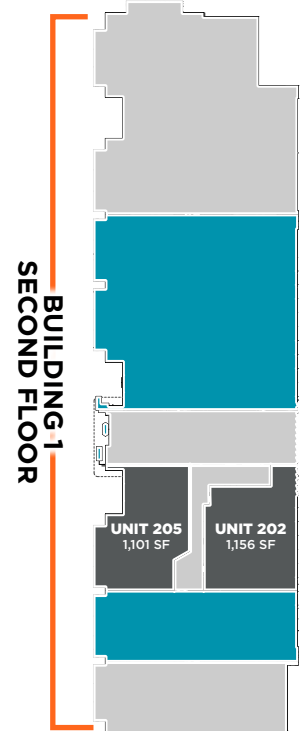
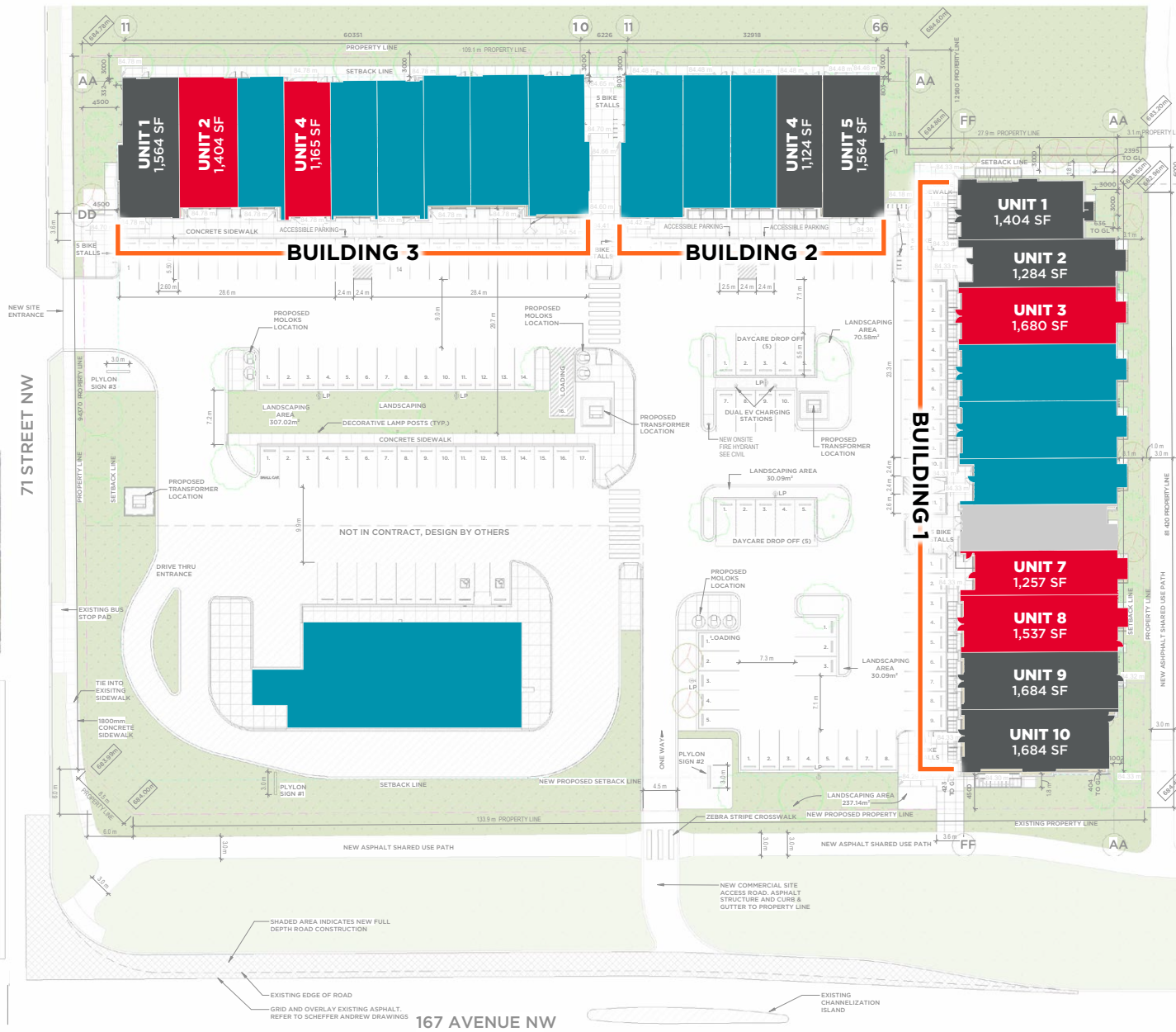
1KM	3KM	5KM
3,561	29,318	60,367



### VEHICLES PER DAY

20,056 on 167 Ave (2023)

# SITE MAP



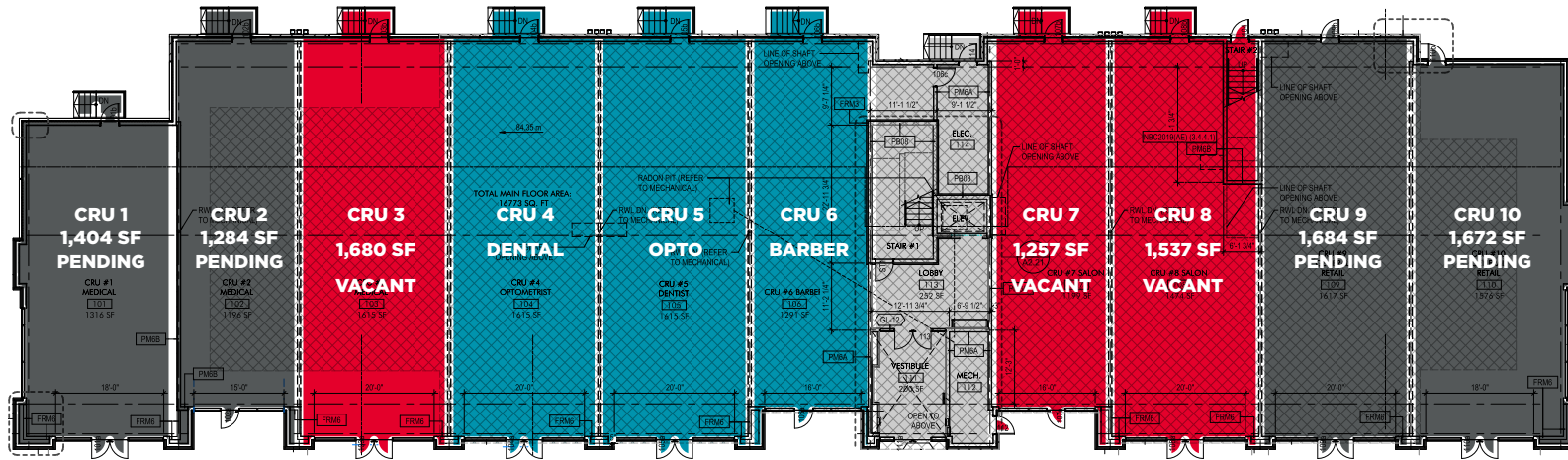
- VACANT**
- LEASED**
- PENDING**

167 AVENUE NW

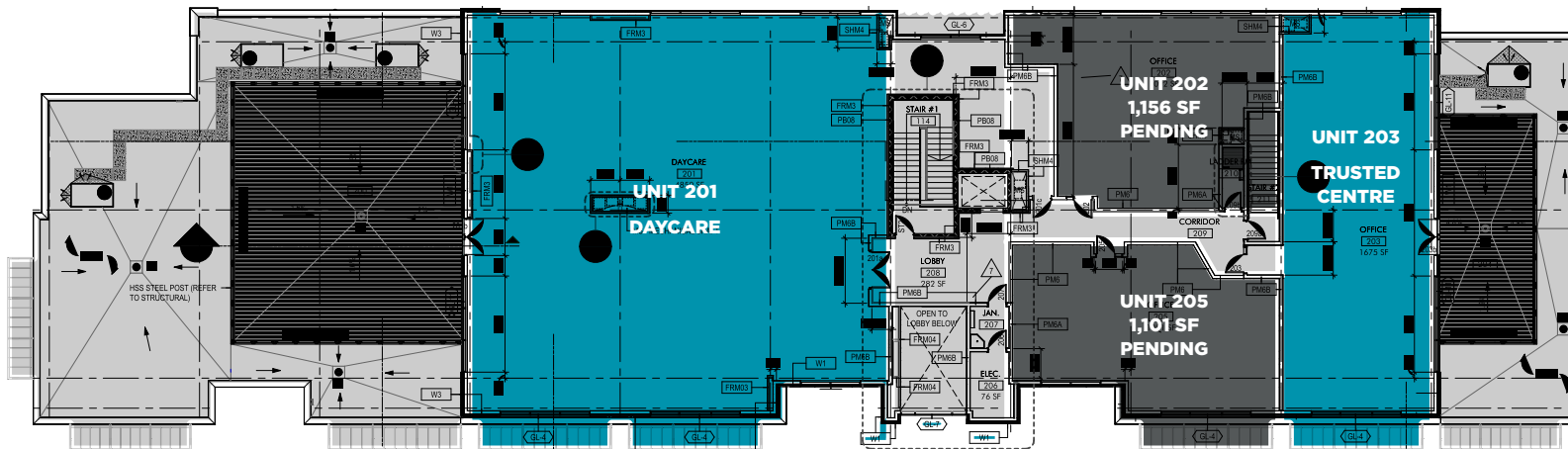
# FLOOR PLAN

# BUILDING 1

## FIRST FLOOR



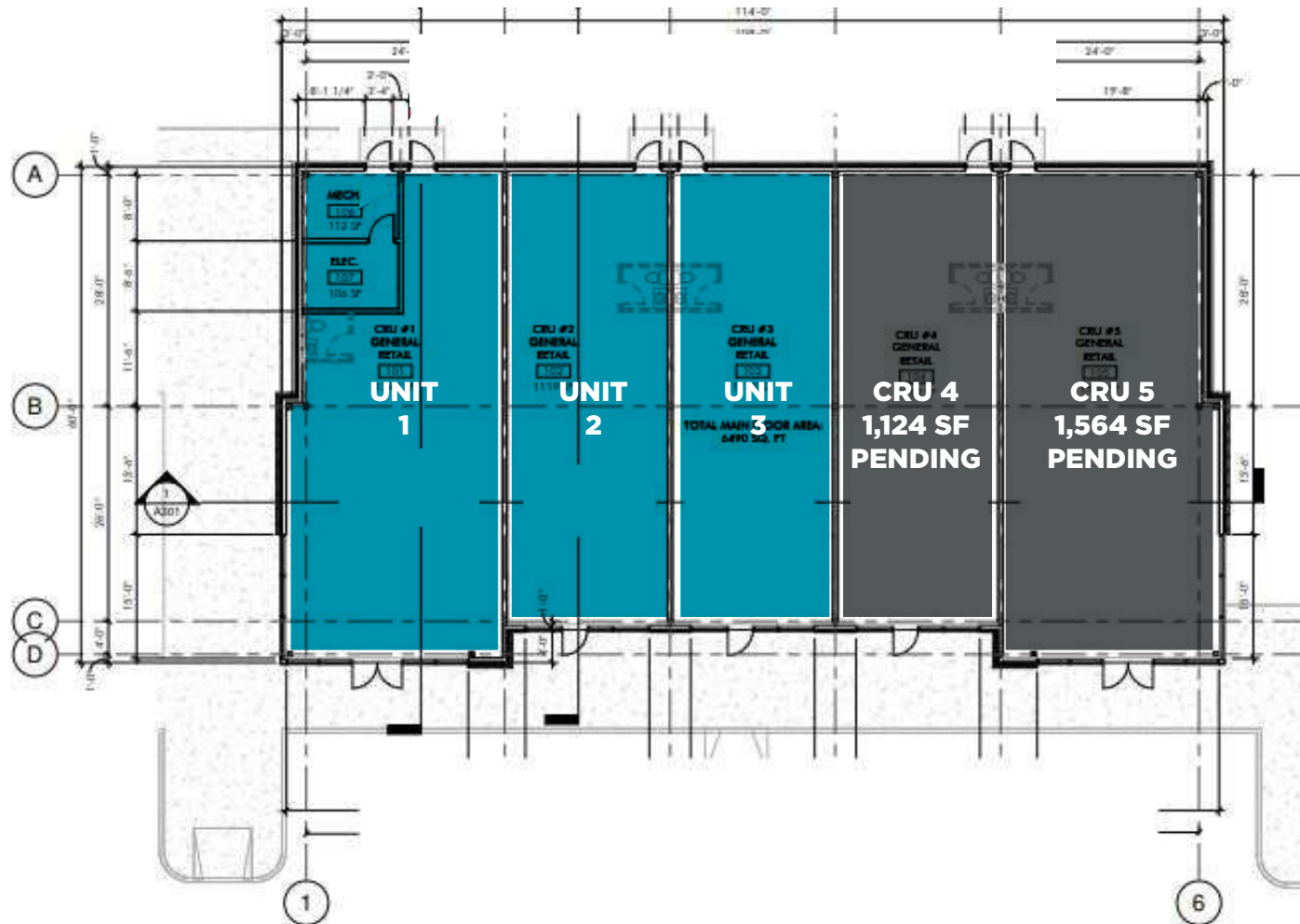
## SECOND FLOOR



LEASED
  VACANT
  PENDING

# FLOOR PLAN

# BUILDING 2



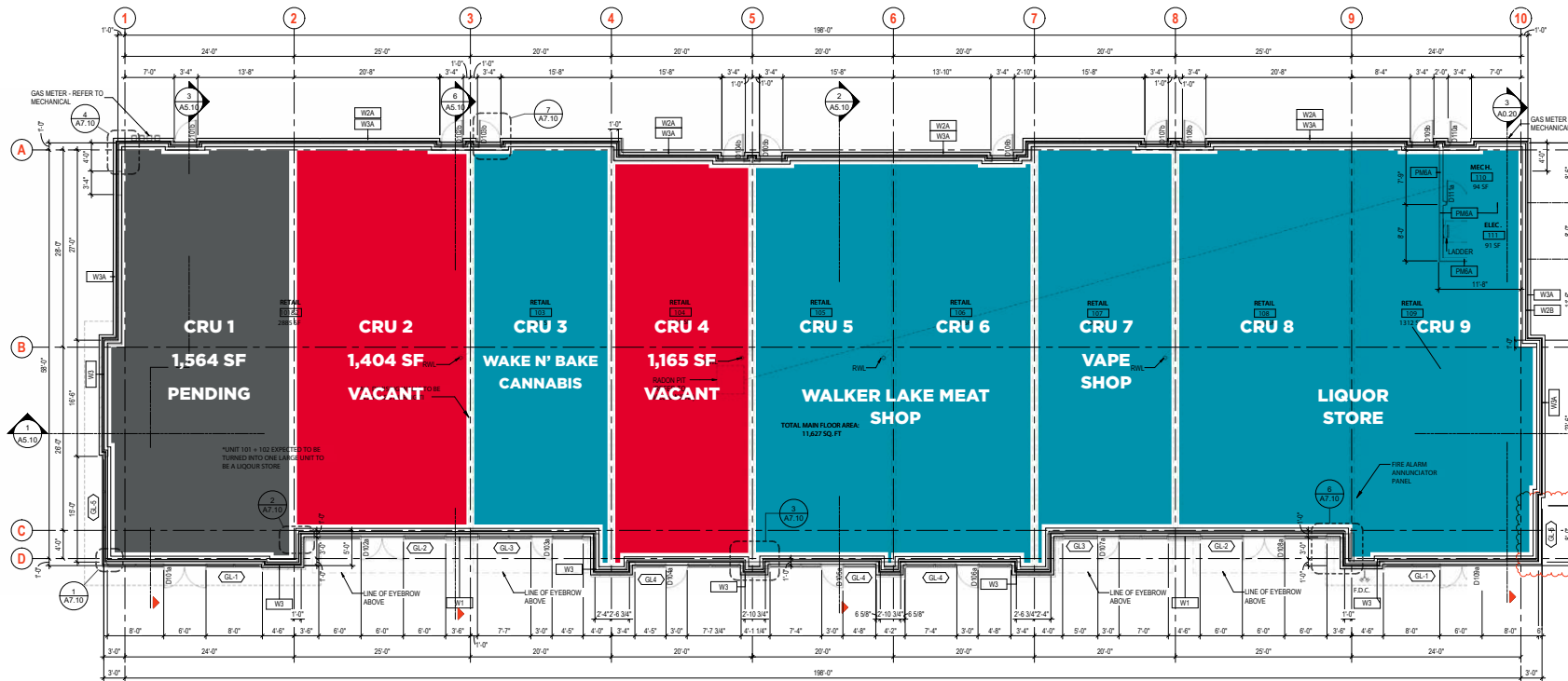
**LEASED**

**VACANT**

**PENDING**

# FLOOR PLAN

# BUILDING 3



LEASED
  VACANT
  PENDING



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