

# NAI Commercial

## SCONA GARAGE

**MNP**  
LTD

RECEIVERSHIP SALE

8020 - 105 STREET, EDMONTON, AB

SCONA  
GARAGE

1912

**VINCE CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com

**MICHAEL PARSONS** BCOM  
Senior Associate  
780 435 5507  
mparsons@naiedmonton.com

**NAI COMMERCIAL REAL ESTATE INC.**  
4601 99 Street NW  
Edmonton, AB T6E 4Y1  
780 436 7410 | naiedmonton.com

PRIME REDEVELOPMENT OPPORTUNITY

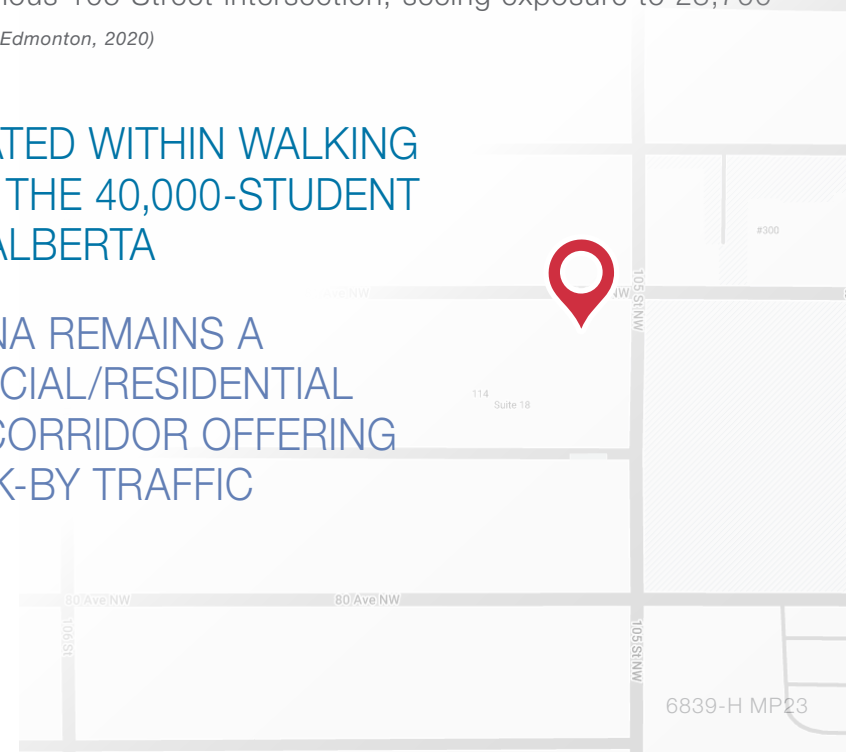
NAI Commercial Real Estate Inc. is pleased to announce the sale listing of Scona Garage, a Heritage property with defined roots in Edmonton's history, located on 8020 - 105 Street, Edmonton, AB.

PROPERTY HIGHLIGHTS

- Developable Area:** 17,600 sq.ft. over two floors that can accommodate a wide mix of commercial uses
- City Grant Program:** Potential incentives available for property restoration, rehabilitation and future maintenance
- Neighbouring Development:** Whyte Avenue corridor is slated for an additional 864 residential units
- Location:** Situated in the heart of Old Strathcona, just one block south of Whyte Avenue's notorious 105 Street intersection, seeing exposure to 23,700 vehicles per day (*City of Edmonton, 2020*)

PROPERTY LOCATED WITHIN WALKING DISTANCE FROM THE 40,000-STUDENT UNIVERSITY OF ALBERTA

OLD STRATHCONA REMAINS A DENSE COMMERCIAL/RESIDENTIAL DEVELOPMENT CORRIDOR OFFERING ABUNDANT WALK-BY TRAFFIC



**SCONA GARAGE | FOR SALE**  
8020 - 105 STREET, EDMONTON, AB



POTENTIAL REDEVELOPMENT RENDERING

RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT AND ARE SUBJECT TO CHANGE

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

**ADDITIONAL INFORMATION**

ADDRESS	8020 - 105 Street, Edmonton, AB
LEGAL DESCRIPTION	Lot 1A, Block 48, Plan 9220734
ZONING	General Business Zone (CB2)
PARKING	Street parking
YEAR BUILT	1912
BUILDING SIZE	8,800 sq.ft.± main floor 8,800 sq.ft.± 2nd floor 17,600 sq.ft. total
PROPERTY TAXES	\$46,572.99 (2022)
SALE PRICE	\$3,600,000

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8020 - 105 STREET, EDMONTON, AB

## PROPERTY LOCATION

Conveniently located in Edmonton's main arts and entertainment district, close to retail outlets, restaurants, and public transit.



6

MINUTES TO  
UNIVERSITY OF ALBERTA

10

MINUTES TO  
DOWNTOWN EDMONTON



193,303  
POPULATION  
IN AREA



93,723  
HOUSEHOLDS



\$8.89B  
CONSUMER  
SPENDING



166,131  
EMPLOYEES  
9,589  
BUSINESSES

2023 COSTAR DEMOGRAPHICS - 5KM RADIUS

6839-H MP23

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