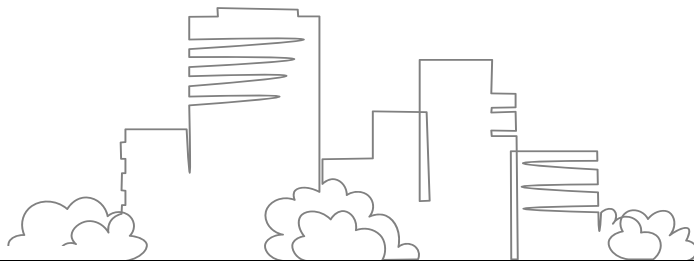


FOR LEASE SCONA MARKET

10351 - 78 AVENUE | EDMONTON, ALBERTA



Only one space remaining! Welcome to Scona Market – a prime commercial property offering an array of versatile lease spaces perfectly suited to cater to your business needs.

1,163 square foot space to suit the unique requirements of your business. Whether you're envisioning a boutique, a cozy cafe, a sleek office, or a healthcare practice, Scona Market has the perfect space for you with ample on-site parking.

Scona Market enjoys a high-traffic commercial center location with convenient access from both Calgary Trail and Gateway Boulevard and is anchored by Save-on-Foods, a trusted and established brand. This prominent anchor tenant draws a continuous flow of visitors to the area, presenting ample potential for foot traffic to your business.

As a professionally managed property, you can rest assured that maintenance, security, and overall property management will be handled with the utmost care and attention to detail.

Join the thriving community of entrepreneurs who have already discovered the potential of this prime location.

Jewell Hansen, VP
Healthcare, Office/Retail Sales & Leasing
780 919 7672 | jewell@hcrgroup.ca



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www.hcrgroup.ca

FOR LEASE | RETAIL SPACE IN SCONA MARKET



PROPERTY DETAILS

MUNICIPAL

10351 - 78 Avenue | Edmonton, Alberta

SPACE TYPE

Retail/ Restaurant/ Healthcare

DEVELOPMENT SIZE

± 46,218 SF (CRU A, B, C & Food Market Grocery)

PARKING

± 151 surface stalls (± 3.3 stalls per 1,000 SF) and plenty of un-metered street parking

YEAR BUILT

2000

SITE AREA

± 2.55 Acres | 41.46% site coverage

ZONING

CB2 - General Business Zone

LEASE DETAILS

BASE RENT

Market

ADDITIONAL RENT

\$20.86 PSF | 10351 - 78 Avenue

Additional rent includes the 2025 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

UTILITIES

Tenant is responsible for power, water and gas.

LEASE TERM

5 to 10 years

CLICK FOR CURRENT CB2
GENERAL BUSINESS ZONE
USES



IDEAL TENANTS



Medical or
Healthcare



Fast Food or
Restaurant



Professional
Services



Creation
Services



Health and
Supplements



Educational
Services

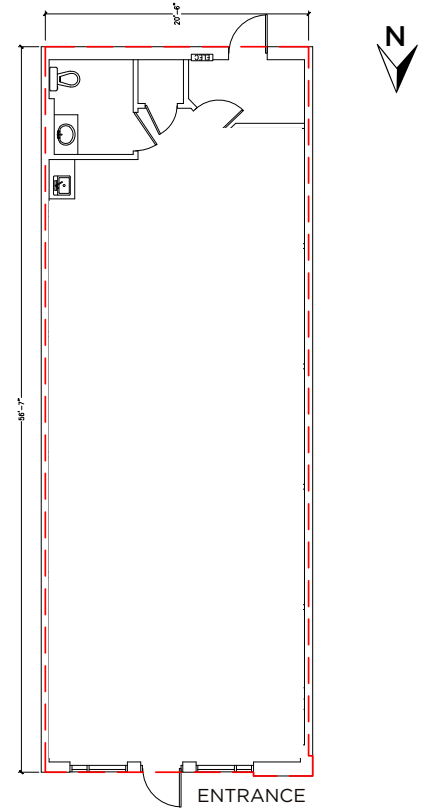


Indoor Participant
Recreation

FOR LEASE | RETAIL SPACE IN SCONA MARKET

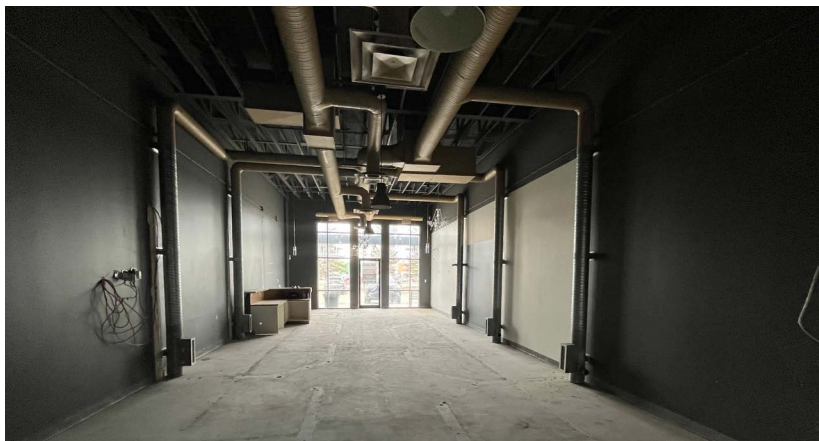
10351 - 78 AVENUE
INLINE UNIT

1,163 SF | AVAILABLE IMMEDIATELY



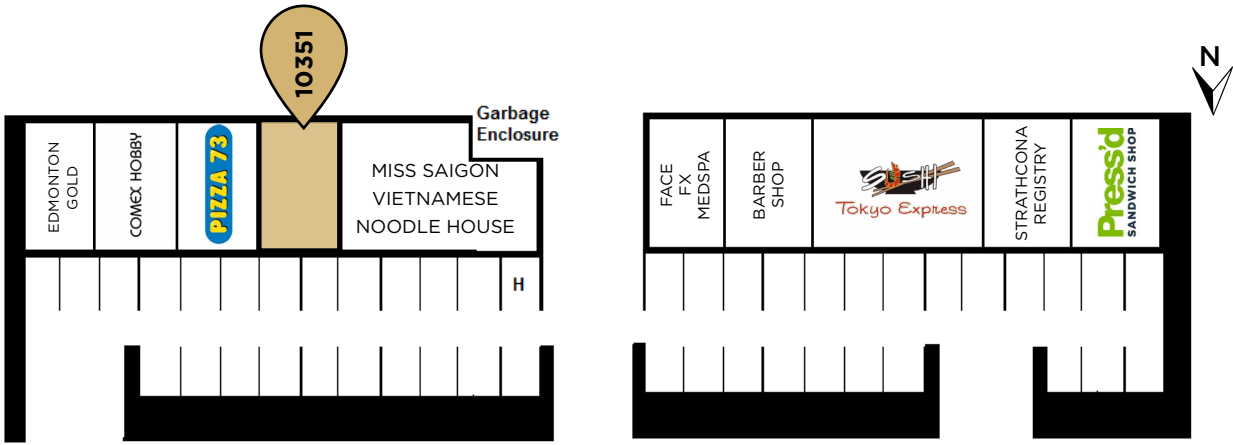
UNIT FEATURES

- Featuring open shell space and washroom.



FOR LEASE | RETAIL SPACE IN SCONA MARKET

SITE PLAN



78 AVENUE

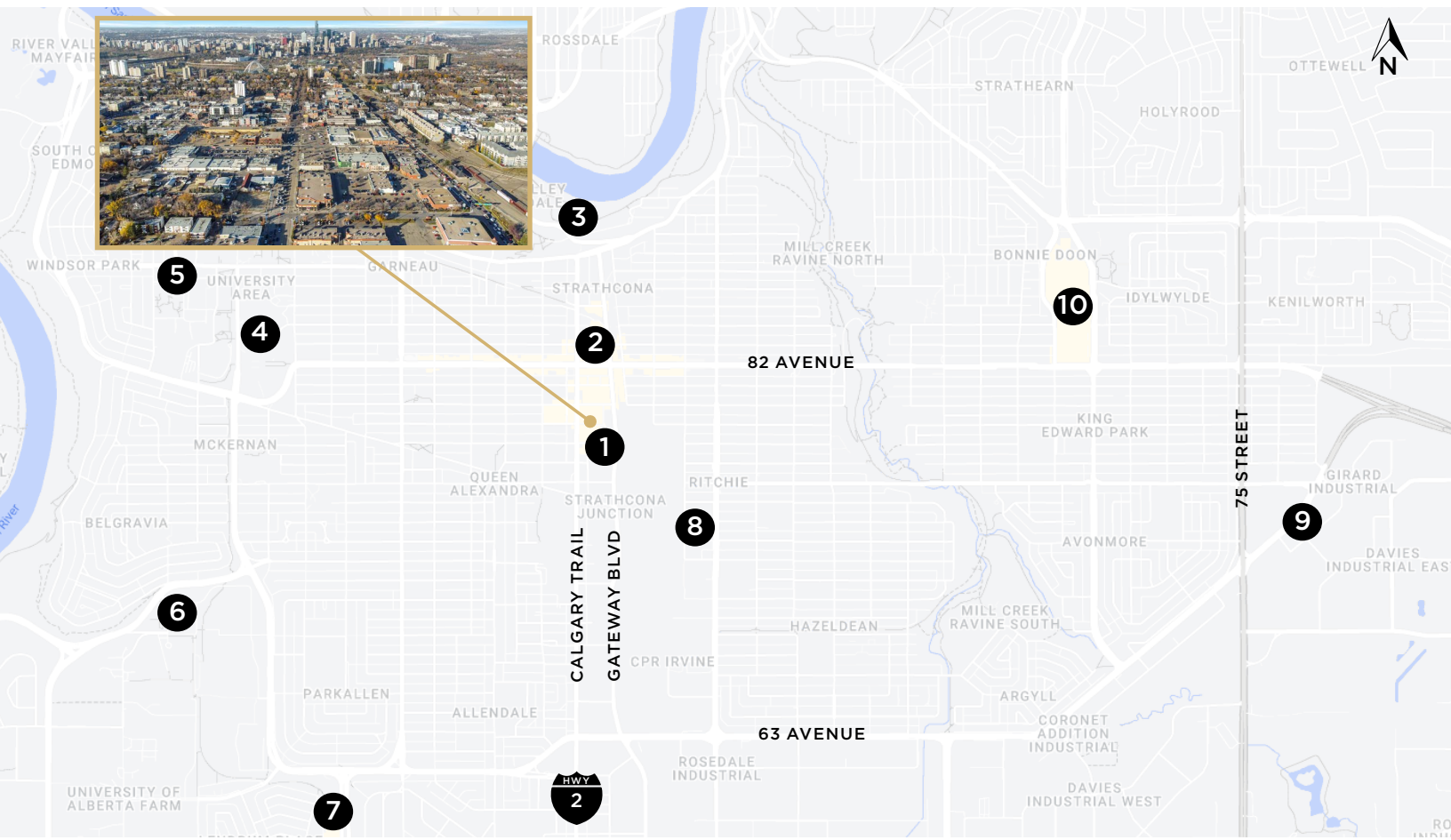


79 AVENUE



///
PYLON SIGNAGE
BASED ON AVAILABILITY
AT MARKET RENT
/\\

FOR LEASE | RETAIL SPACE IN SCONA MARKET



**NEIGHBOURHOOD
POPULATION**
(5 KM | 2023)

188,121



**5-YEAR GROWTH
FORECAST**
(5 KM | 2023)

2.7%



**AVERAGE HOUSEHOLD
INCOME**
(5 KM | 2023)

\$97,074



TRAFFIC COUNTS
78 AVENUE & 104 STREET
(2018)

16,100

78 AVENUE & GATEWAY
BOULEVARD
(2018)

26,400



DRIVE TIMES

Whitemud Drive	5 Minutes
Anthony Henday	15 Minutes
Downtown Edmonton	15 Minutes
Edmonton Int'l Airport	20 Minutes

NEARBY AMENITIES

- | | |
|--------------------------------|--------------------------|
| 1. Old Strathcona Antique Mall | 6. Saville Sports Centre |
| 2. Strathcona Farmers Market | 7. Lendrum Place |
| 3. Queen Elizabeth Park | 8. Wholesale Club |
| 4. U of A Hospital | 9. Pure Casino |
| 5. Jubilee Auditorium | 10. Bonnie Doon Mall |

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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