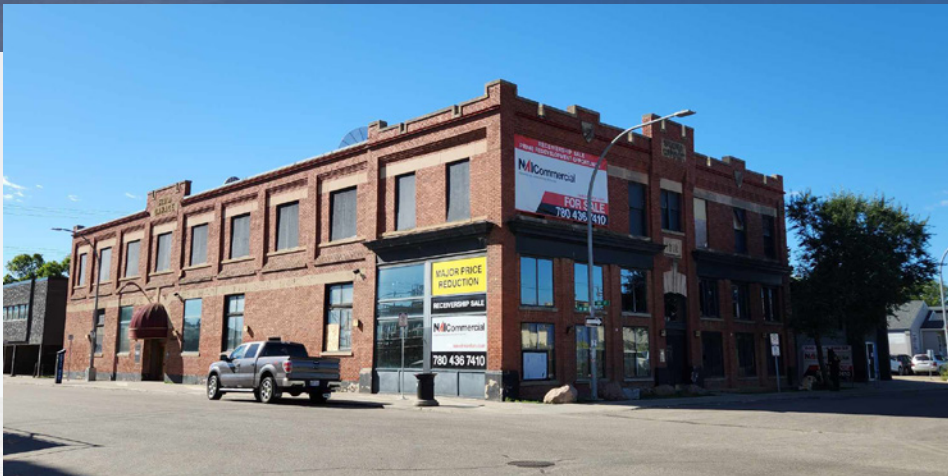




SCONA GARAGE

SCONA IS ADJACENT TO \$80M IN LUXURY MIXED-USE DEVELOPMENT

- STEPS FROM 500 UPSCALE SUITES ACROSS 3 ICONIC TOWERS
- HIGH-END RETAIL AT YOUR DOORSTEP IN A LANDMARK COMMUNITY
- PRIME EXPOSURE BESIDE TRANSFORMATIVE \$80M PROJECT
- SURROUNDED BY VIBRANT RESIDENTIAL AND RETAIL DENSITY

NAI Commercial

SCONA GARAGE

MNP LTD

RECEIVERSHIP SALE

8020 - 105 STREET, EDMONTON, AB

SUBSTANTIALLY REDUCED PRICE!

SALE PRICE: ~~\$8M~~
NOW \$2.7M



CONSTRUCTED

PROPOSED

PROPOSED

THE HAT AT STRATHCONA
DIRECTLY ADJACENT NEW DEVELOPMENT
WITH 500 RESIDENTIAL UNITS
AND HIGH END RETAIL

[LEARN MORE](#)

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

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

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



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ADDITIONAL INFORMATION

ADDRESS	8020 - 105 Street, Edmonton, AB
LEGAL DESCRIPTION	Lot 1A, Block 48, Plan 9220734
ZONING	Mixed Use Zone (MU)
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
SALE PRICE	\$3,000,000 \$2,700,000
PROPERTY TAXES	\$49,674.59 (2025)

NALCommercial



SCONA GARAGE | FOR SALE
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 MP24

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