

PRICE REDUCED

NOW ~~\$1.4M~~ \$1.3M

Scona Office Building

TWO STOREY OFFICE BUILDING

8008 - 105 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com





CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

NAI Commercial

Owner User/Investment Opportunity Highlights

NAI Commercial Real Estate Inc. is pleased to announce the sale listing of the Scona Office Building located on 8008 105 Street, Edmonton, AB.

-  **Rentable Area:** 6,410 sq.ft. over two floors that can accommodate a wide mix of office/retail uses
-  **Opportunity:** Occupy up to 4,155 sq.ft. with income in place from other tenants on-site
-  **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 26,500 vehicles per day (City of Edmonton, 2022)

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

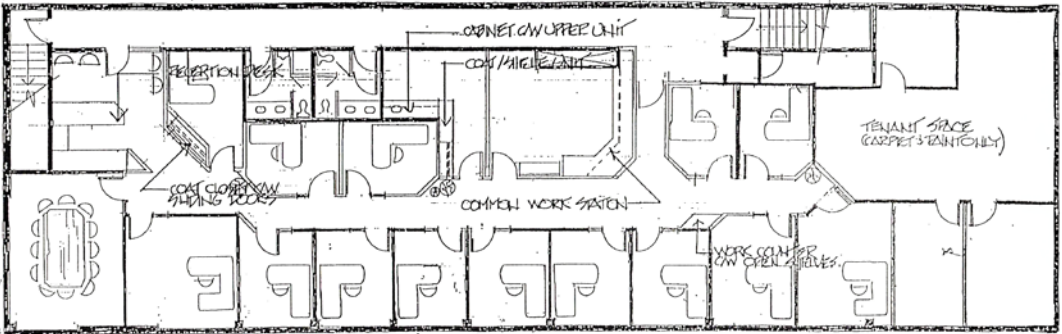


Additional Information

SIZE	Main Floor - 2,255 sq.ft.± Second Floor - 4,155 sq.ft.± Total - 6,410 sq.ft.±
LEGAL DESCRIPTION	Plan 8146ET Block 48 Lot P
ZONING	MU (Mixed Use)
AVAILABLE	Immediately
YEAR BUILT	1972
NEIGHBOURHOOD	Queen Alexandra
CONSTRUCTION	Concrete block
HEATING	RTU
PARKING	8 stalls
SITE/YARD SIZE	6,060 sq.ft.±
PROPERTY TAXES	\$28,863,83 (2024)
SALE PRICE	\$1,400,000 REDUCED \$1,300,000



SECOND FLOOR - 4,155 SF± Available for Occupancy



*Second floor space demisable into two 2,077 sq.ft. pockets



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💻 www.naiedmonton.com



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