

6082 SCHONSEE WAY

Edmonton, AB

MIXED-USE DEVELOPMENT  
IN SCHONSEE

# RETAIL FOR LEASE

ALEX FU

Associate

780.263.9619

alex.fu@omada-cre.com



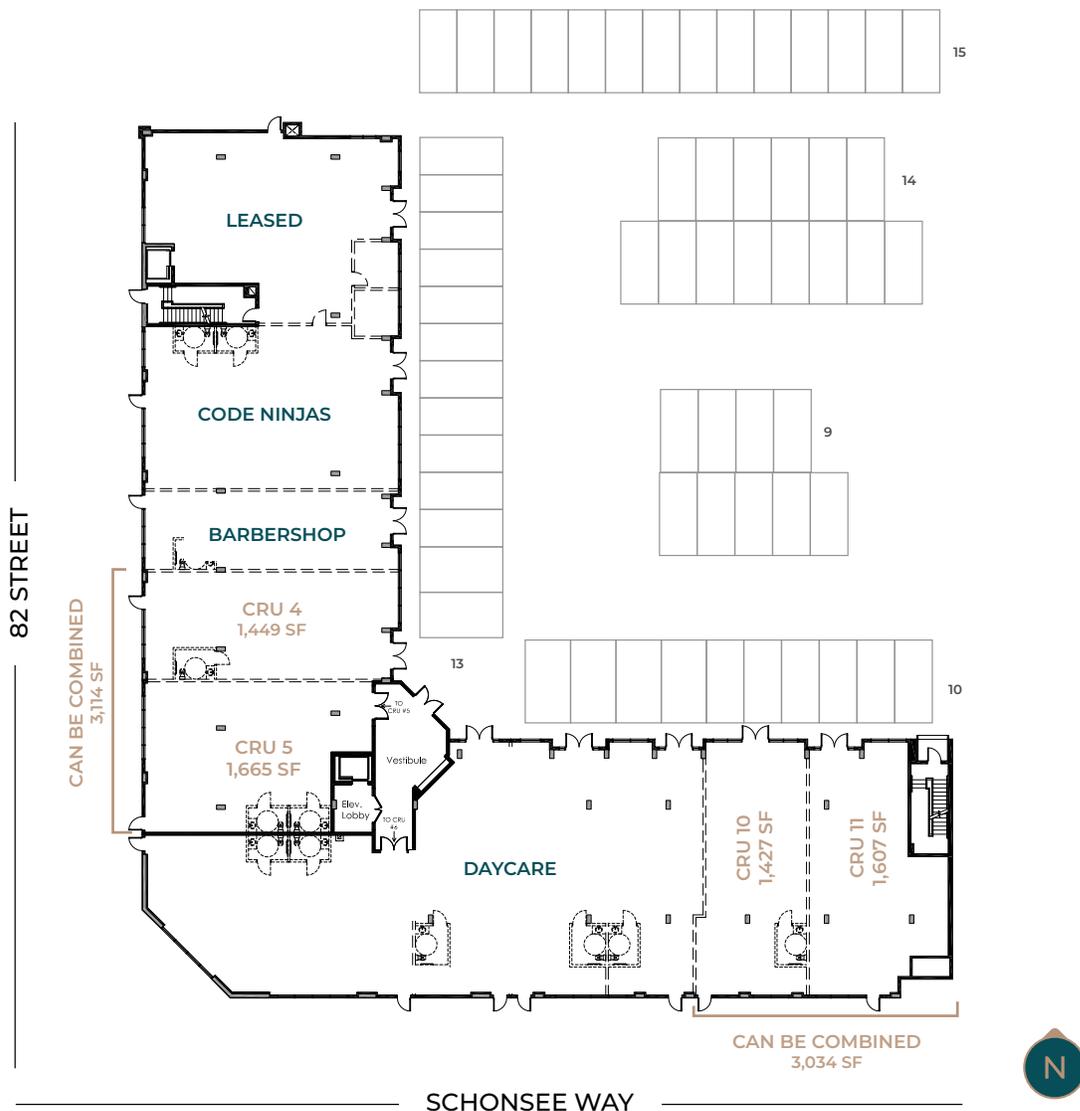
- **Various retail bays available**
- 124 residential units within the current building and 75 newly constructed units
- Located in the Schonsee neighborhood which is home to over 36,000 residents within a 2km radius
- Suitable for a variety of businesses including health services, hair salon, nail salon, restaurant, cafe and many more

# PROPERTY FEATURES

Vacancy	Various sizes with demisable or contiguous options
Available	Immediately
Municipal	6082 Schonsee Way, Edmonton, AB
Legal	Lot 1, Block 4, Plan 0726145
Access	Schonsee Way

Zoning	DC2 (783) (3)
Op Costs	\$12.50 PSF (2025 est.) includes all utilities
Parking	Surface stalls Underground stalls
Signage	Fascia

# SITE PLAN



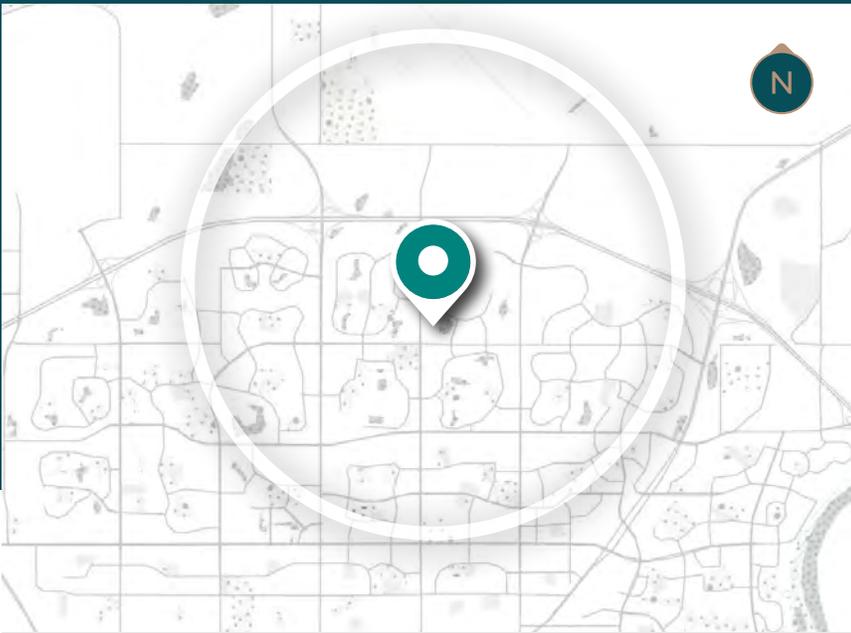
# THE OPPORTUNITY

SCHONSEE SQUARE IS LOCATED IN A PRIMARILY RESIDENTIAL NEIGHBORHOOD IN NORTHEAST EDMONTON.

This area of the city has experienced rapid development and continues to show strong population growth in the upcoming years.

Schonsee Square is a mixed use development, featuring 275 apartment units on the Property and retail on the main floor. Easily accessible from 167 Avenue, Schonsee Square benefits from the high density residential in the immediate area and would be ideal for café, pharmacy, salon and many more retail uses.





**+ 20,500 VPD ON 167 AVENUE**

## AREA DEMOGRAPHICS

2 KM RADIUS

**20,260**

DAYTIME POPULATION

36,495 residents  
15.1% growth (2013-2018)  
15.4% projected growth (2018-2023)

**31.3%**

20-39 YRS

0-19 yrs = 24.4%  
40-59 yrs = 28.0%  
60+ yrs = 16.3%

**\$114,231**

AVERAGE HOUSEHOLD INCOME

27.5% earn \$60-100,000  
53.9% earn \$100,000+

**TRAFFIC**

25,500 VPD on 167 avenue  
12,500 VPD on 82 Street

## CONTACT US

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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

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