FOR LEASE

16955 - 67 Street NW
Edmonton, AB



SCHONSEE PROFESSIONAL CENTRE

REMAX Commercial Excel is pleased to present Schonsee Professional Centre

A new-construction commercial development prominently located at the corner of 67 Street NW and 170 Avenue NW in Edmonton's growing Schonsee neighbourhood.

The development will offer modern retail and professional space with convenient commercial access, on-site surface parking, bicycle parking and outdoor patio areas.

Planned uses include retail, medical, professional and service-oriented businesses, with a dental clinic and medical clinic/pharmacy currently pending.

With its high-visibility corner location and growing surrounding community, Schonsee Professional Centre offers an excellent opportunity for businesses seeking modern commercial space in northeast Edmonton.

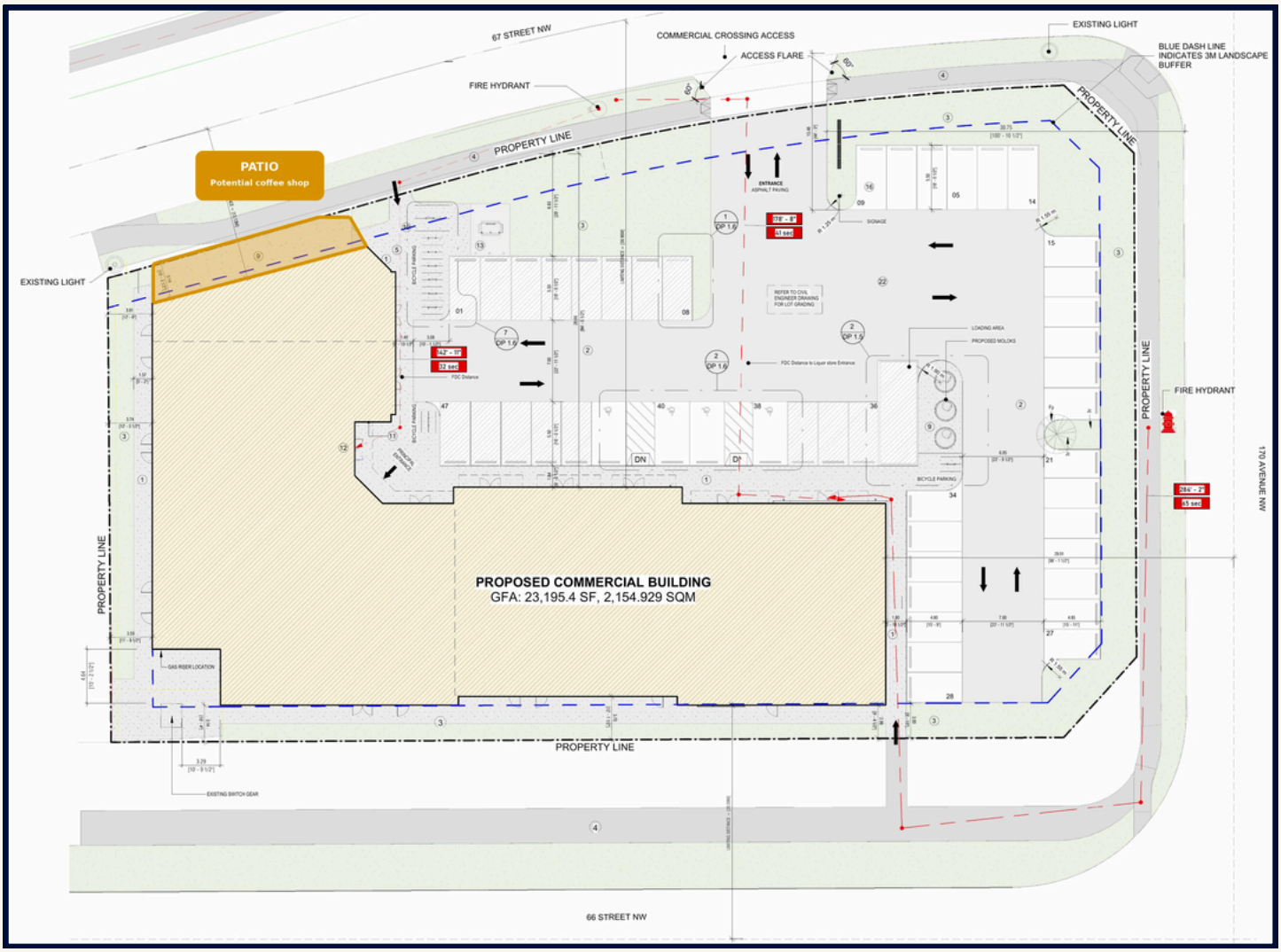
DETAILS	
Legal Address	16955 - 67 Street NW, Edmonton, AB
Site Area	±1.08 Acres / ±4,371 m^2
Zoning	MUN – Neighbourhood Mixed Use
Parking	Surface parking on site
Basic Rent	Market
Additional Rent	$18 - $20/SF est.
Possession	Q4 2027 - Q2 2028

Floor Plans on Next Page→

RE/MAX COMMERCIAL Excel

ADEL HANAFI, Vice President - Investment Sales & Leasing
(780) 710-2131 **adel@commercialexcel.ca**
Suite 502, 4730 Gateway Blvd NW, Edmonton, AB T6H 4P1.

SITE PLAN



Patio

Site Highlights

- Corner site at 67 Street NW & 170 Avenue NW
- Commercial crossing access from 67 Street NW
- Surface parking on site
- Bicycle parking provided
- Semi-underground waste containers (Molok)
- Patio along north wall, potential coffee shop use

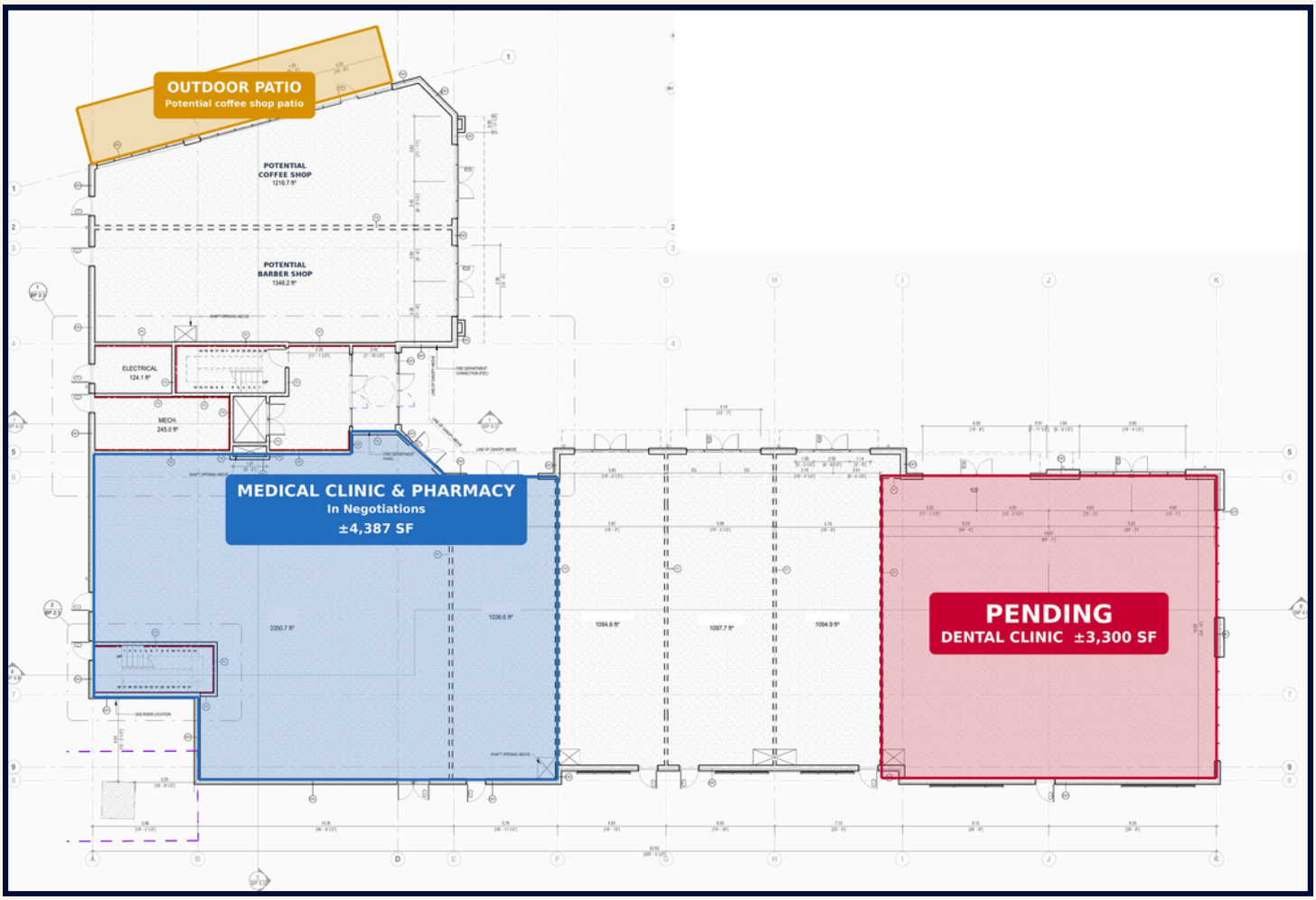
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MAIN FLOOR PLAN - RETAIL / PROFESSIONAL



Pending - Dental Clinic (three bays, ±3,300 SF)

In negotiations - Medical Clinic & Pharmacy (±4,387 SF)

Outdoor patio - potential coffee shop / restaurant (location per site plan, approx.)

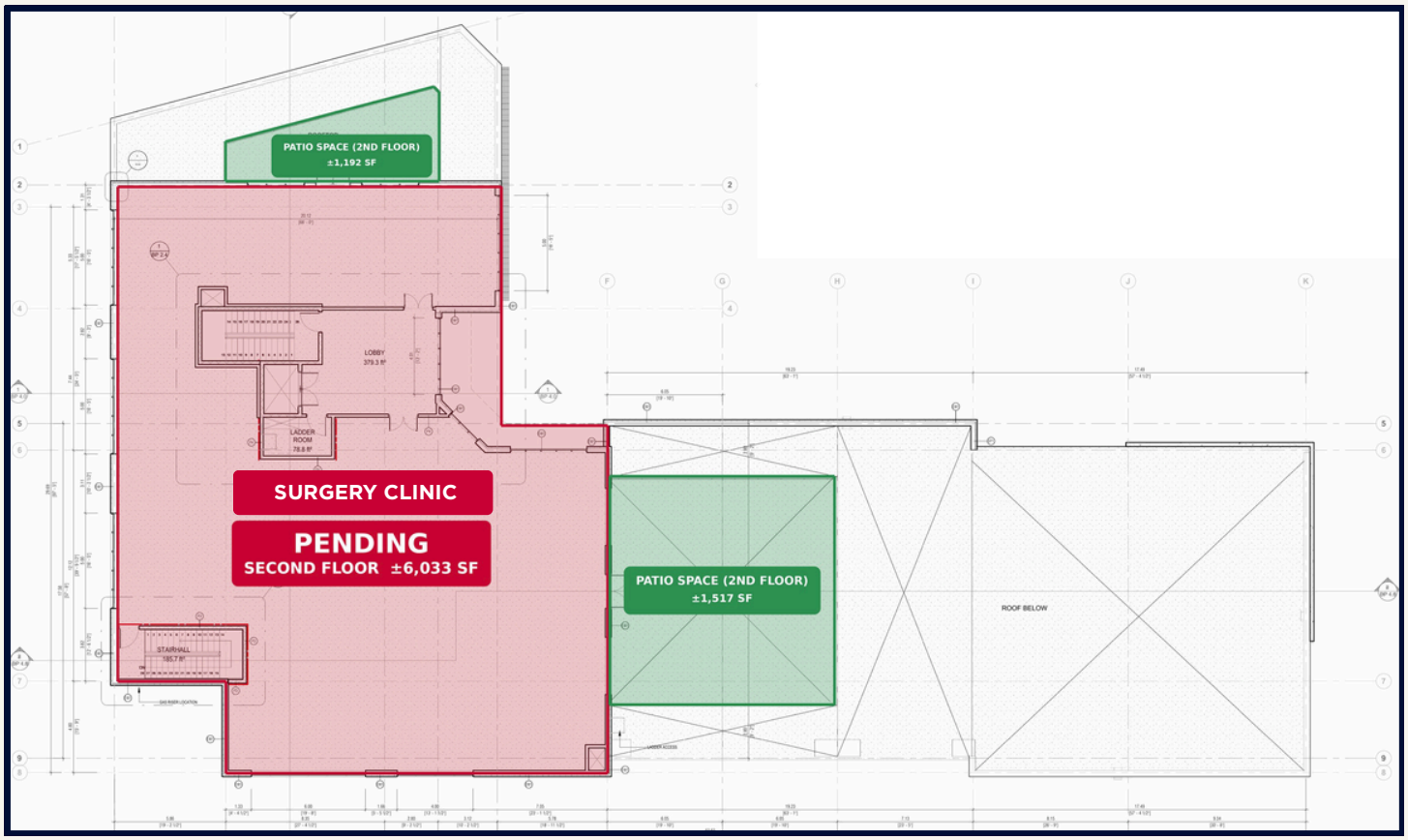
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SECOND FLOOR PLAN UPPER LEVEL



Second floor - Surgery Clinic (pending) (±6,033 SF)

Patio space (2nd floor) - ±1,192 SF and ±1,517 SF

Total: ±2,709 SF

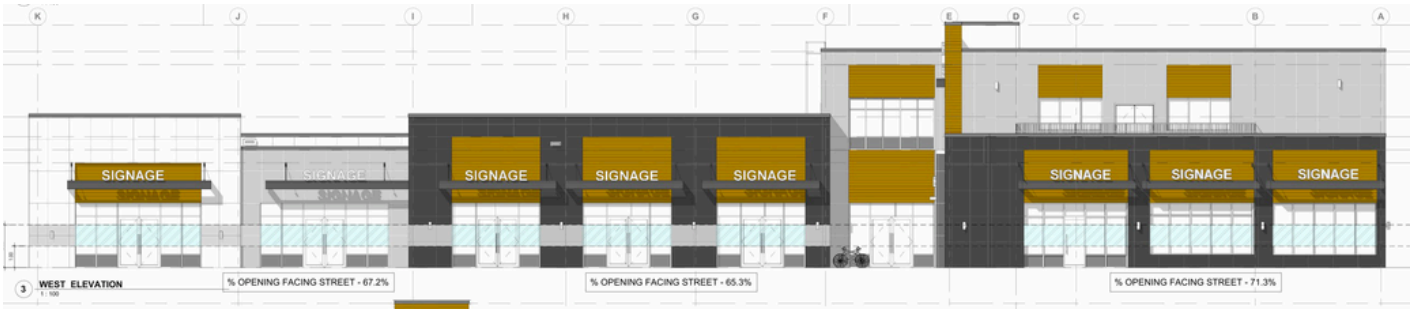
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WEST ELEVATION



Disclaimer
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CONTACT.

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