

Turn-key Café Opportunity



McLennan Ross Building high exposure retail

- 2,088 SF turn-key café opportunity available
- The McLennan Ross Building is a high profile 6-storey office tower with retail opportunities fronting Stony Plain Road (21,200 vpd)
- Located just minutes from downtown in Oliver, Edmonton's most dense community
- Sourcing coffee/bistro, restaurant and amenity type uses on the edge of the vibrant 124th Street District and within steps from the Brewery District
- Patio opportunities available

Get more information

Retail Contact

Ben Snider, Senior Associate
780. 915 8417
ben.snider@avisonyoung.com

Office Contacts

Karnie Vertz, Principal
780 429 7551
karnie.vertz@avisonyoung.com

Peter Schwann, Principal
780 429 7563
peter.schwann@avisonyoung.com

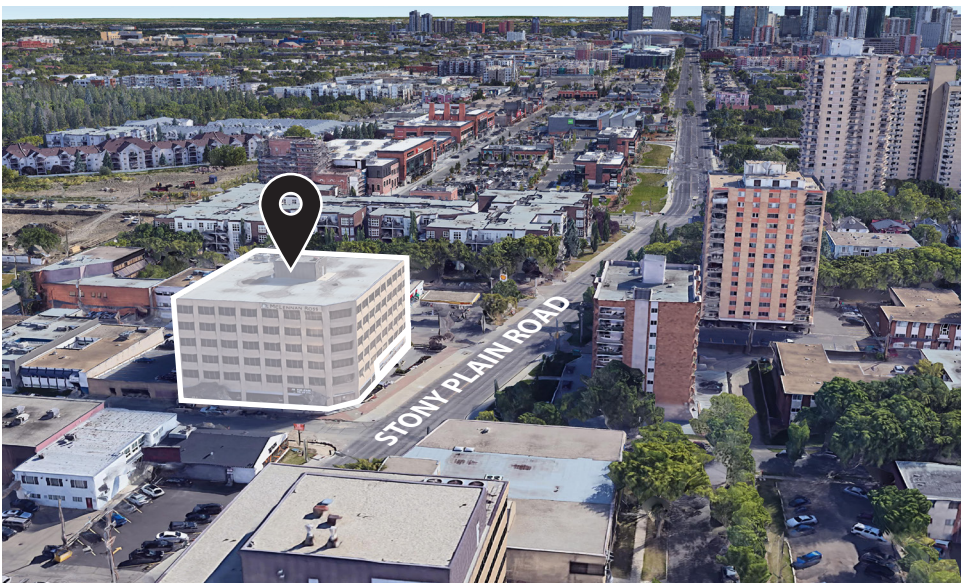
Hillary Williams, Associate
780 429 7564
hillary.williams@avisonyoung.com

For Lease

McLennan Ross Building, Edmonton, AB



Join the surrounding retail neighbourhood
New opportunities for potential retail and restaurant
tenants with great exposure to Stony Plain Road.



Area Demographics



89,641

Population
(within 3 km)



182,609

Daytime Population
(within 3 km)



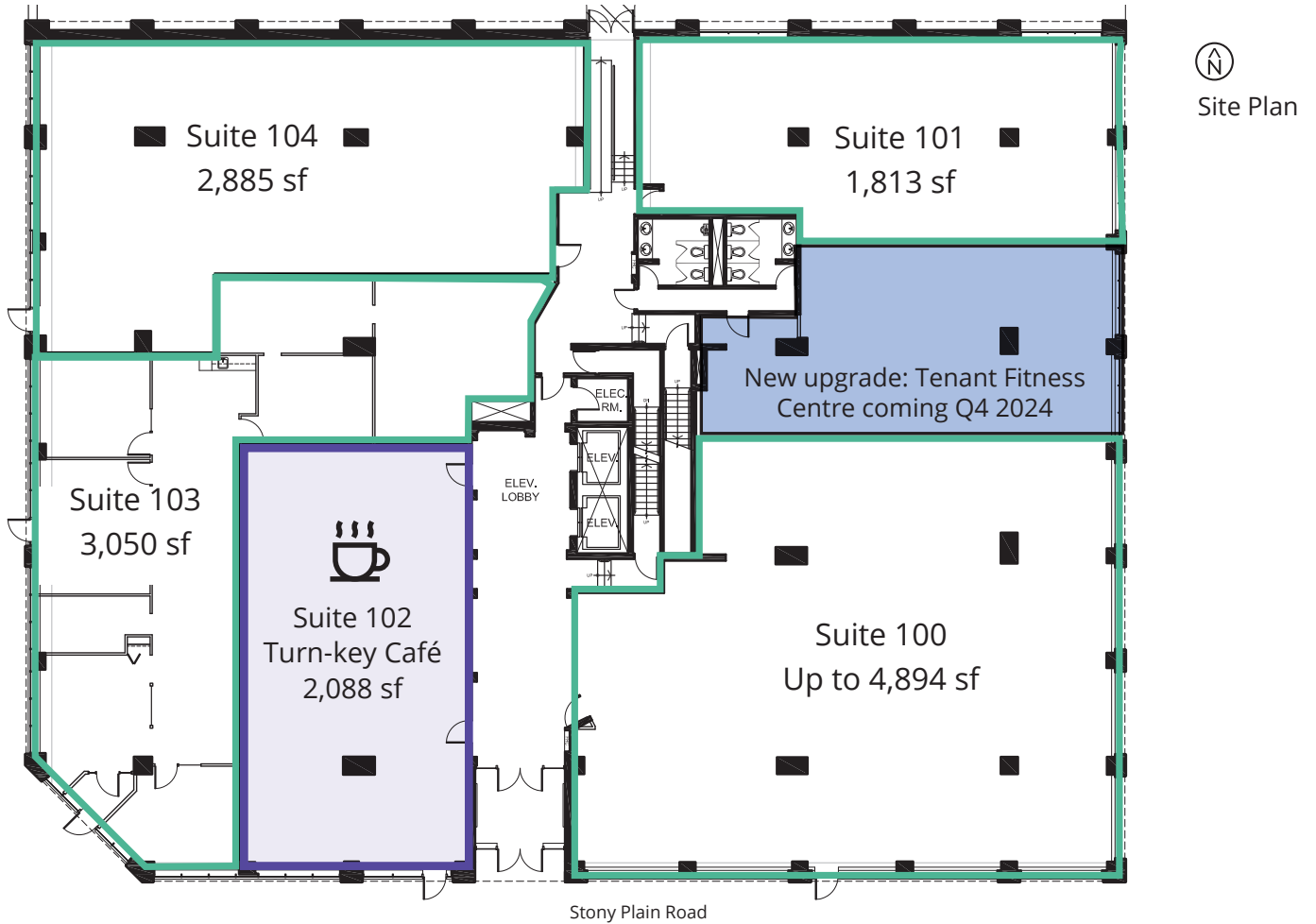
7.8%

Annual Population Growth
(Over last 3 years)



\$98,618

Average Household Income
(2019)



Turn-key café opportunity

- Fully built out café/coffee shop at Landlords expense
- Get in touch for full details
- Frontage exposure to Stony Plain Road
- Exceptional access with high Walk and Bike scores.
(walkscore.com)



Property highlights

- Small bay opportunities available with demising options
- Located steps away from 124th street, a destination for shops, galleries, cafes and an assortment of boutique restaurants
- Stony Plain Road (21,200 vpd) serves as the major commuter corridor into downtown from the affluent West Edmonton communities of Glenora, Crestwood, Valleyview and Laurier Heights
- MacEwan University is within 4 minutes with an enrollment of 19,606 students and 2,864 staff

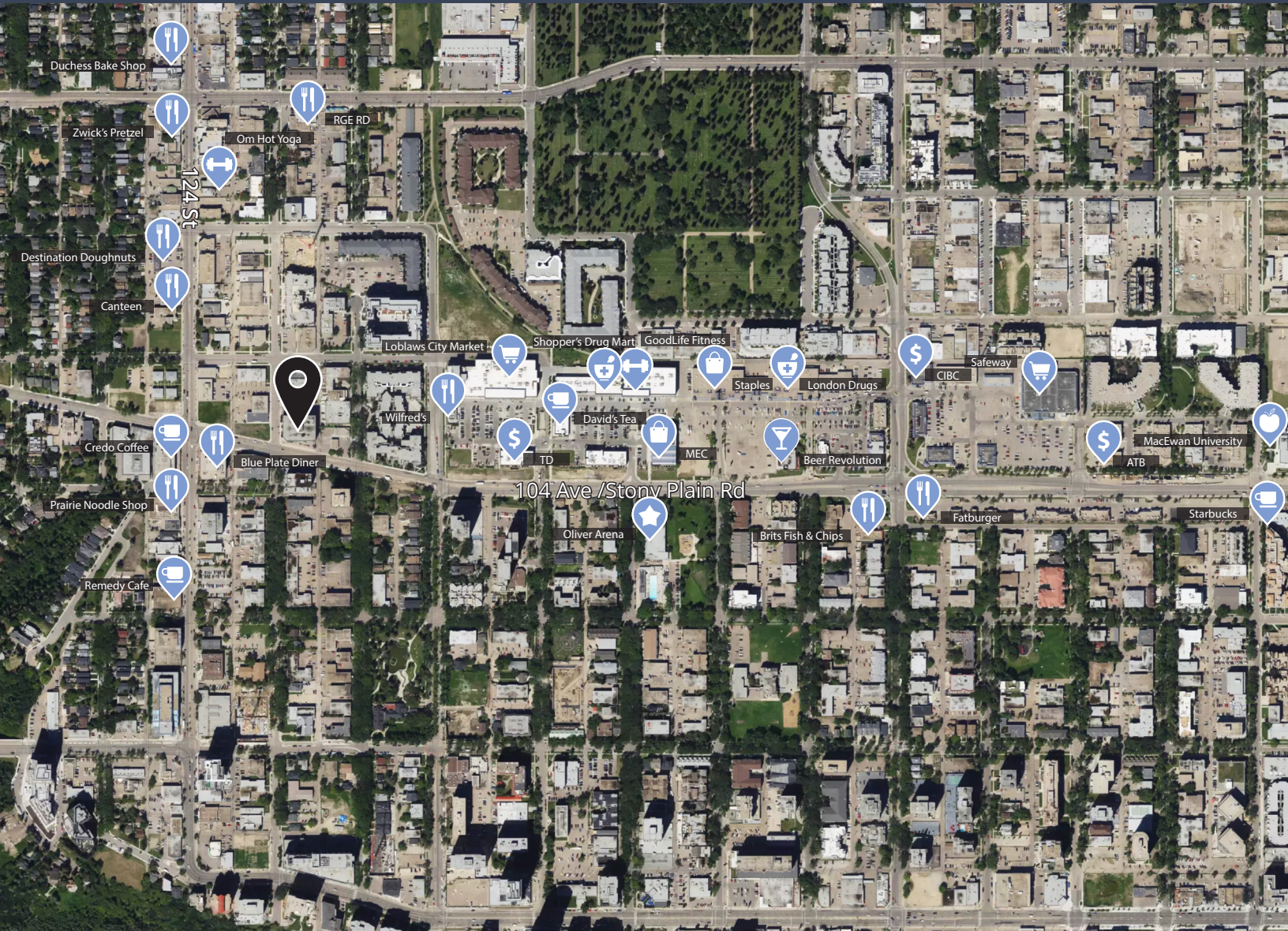
Property details | Main floor

Base Rent	Market
Additional Rent	\$20.50 PSF (2024)
Timing	Available Immediately



For Lease

McLennan Ross Building
12220 Stony Plain Road
Edmonton, AB



Retail Contact

Ben Snider, Senior Associate
780 915 8417
ben.snider@avisonyoung.com

Office Contacts

Karnie Vertz, Principal
780 429 7551
karnie.vertz@avisonyoung.com

Peter Schwann, Principal
780 429 7563
peter.schwann@avisonyoung.com

Hillary Williams, Senior Associate
780 429 7564
hillary.williams@avisonyoung.com