

**Units with Drive Thru  
Available In Plaza**



**FOR LEASE**



**ELITE CENTRE  
CHAPPELLE**

**8305 Chappelle Way SW, Edmonton**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

An aerial photograph showing a commercial development in the foreground with several retail units, including a pizza shop and a liquor store. The development is surrounded by a large residential area with many houses. In the background, there is a large body of water and a forested area under a blue sky with some clouds.

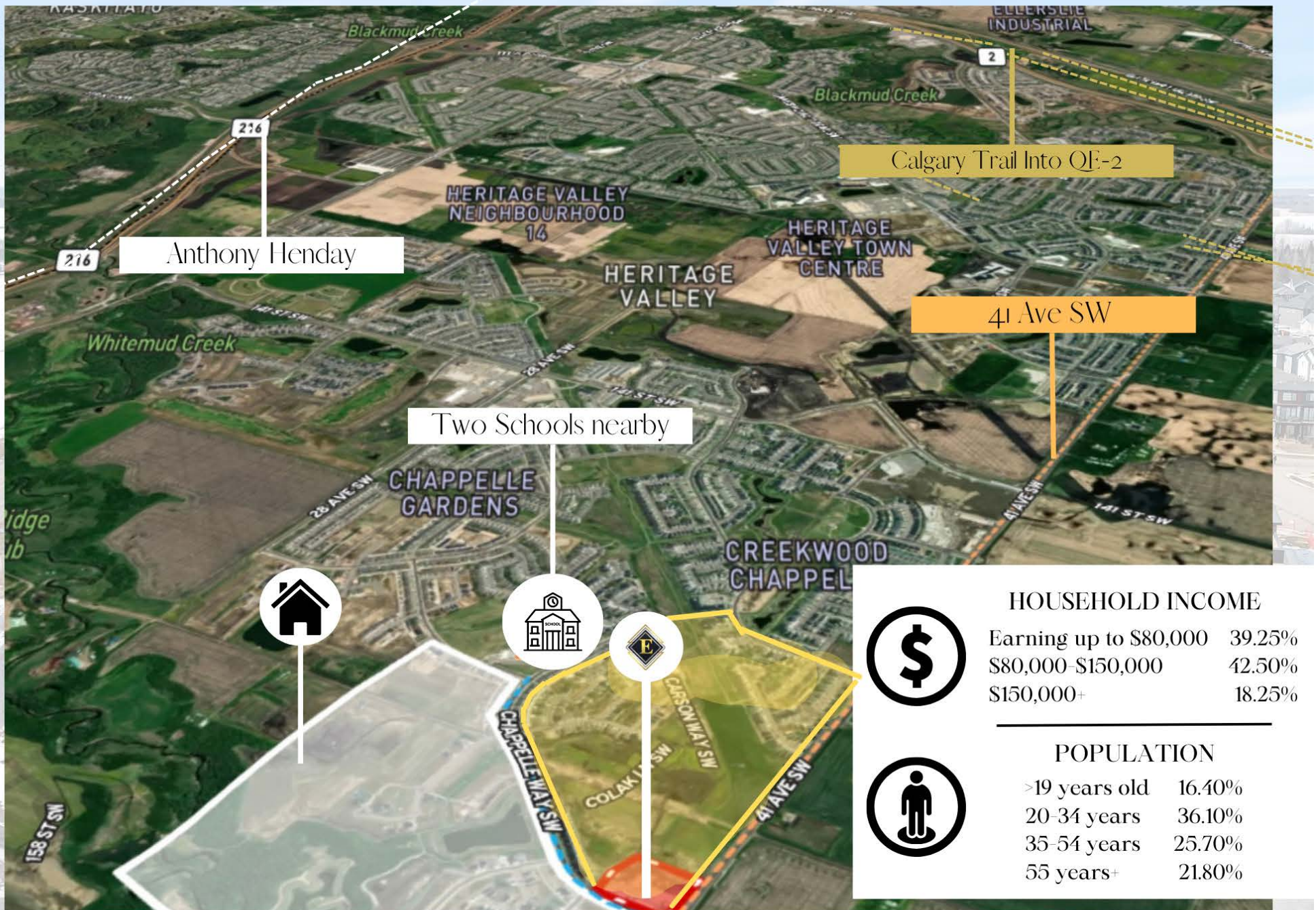
**Elite Center Chappelle is a commercial development featuring brand new primary retail units for lease!**

**Located at the intersection of 41 Ave SW & Chappelle Way SW, facing both major roads. This pristine 5 acre site offers convenient access to the Queen Elizabeth Highway, Anthony Hendy Drive and Whitemud Drive.**

**Hub connection to Windermere, Ambleside, Glenridding, and Creekwood Chapelle with over a population of 50,000.**

**Romi Sarna & Associates**

# AERIAL MAP



# PROPERTY DETAILS



Property Type/ Transaction Type: For Lease  
Address: 8305 Chappelle Way SW, Edmonton  
Community: Chappelle Area  
Land Use/Zoning: CSC  
Net Lease Rate: Starting @ \$35.00 SF/Annum  
OP Cost: \$12.00/sq.ft/annum (EST 2022)\*  
Sizes: Multiple Bay Sizes+

\*Includes property taxes, common area, maintenance insurance and management fees

## PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESSES

# SITE PLANS

**BUILDING A:**  
3 UNITS AVAILABLE  
SALE/LEASE  
(2ND FLOOR)

**BUILDING B:**  
1 UNIT AVAILABLE

**BUILDING C:**  
3600 Sq.Ft. Pad W/Drivethru (Future)  
AVAILABLE

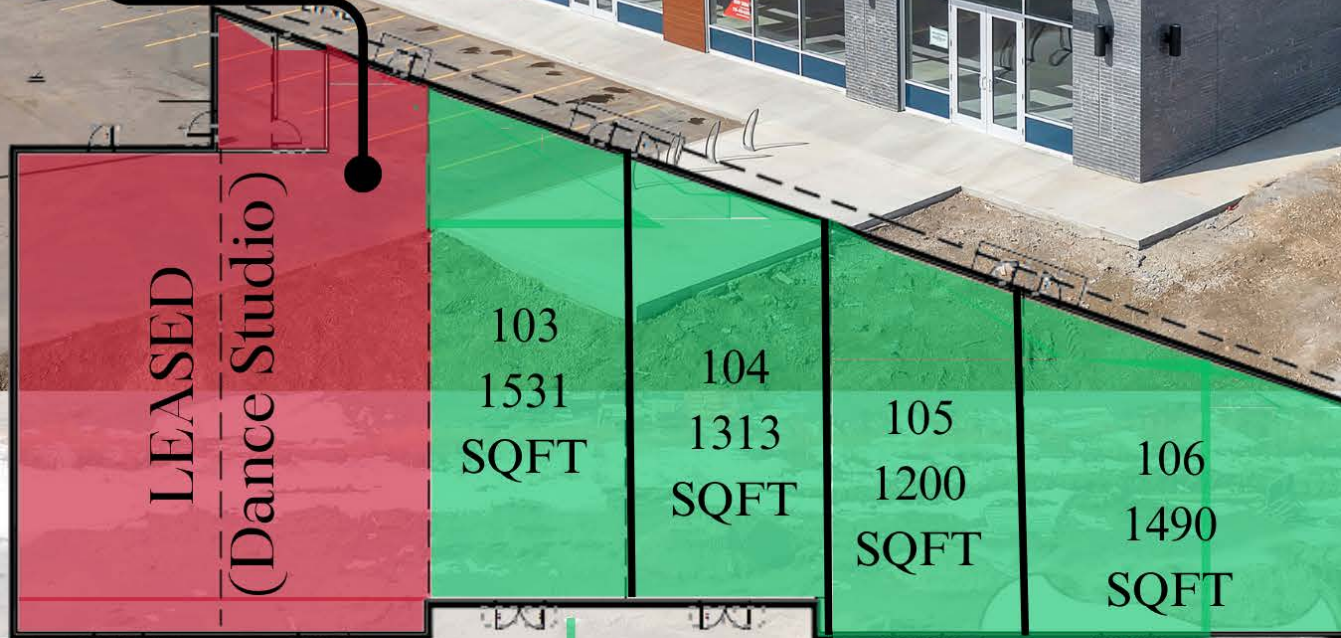
**BUILDING D:**  
ESSO & Convenience Store (LEASED)  
1307-2213 SQFT ENDCAP Drivethru Available

**BUILDING E**  
14,120 Sq.Ft. (Future)

**BUILDING F**  
5,534 Sq.Ft (Immediate Possesion)

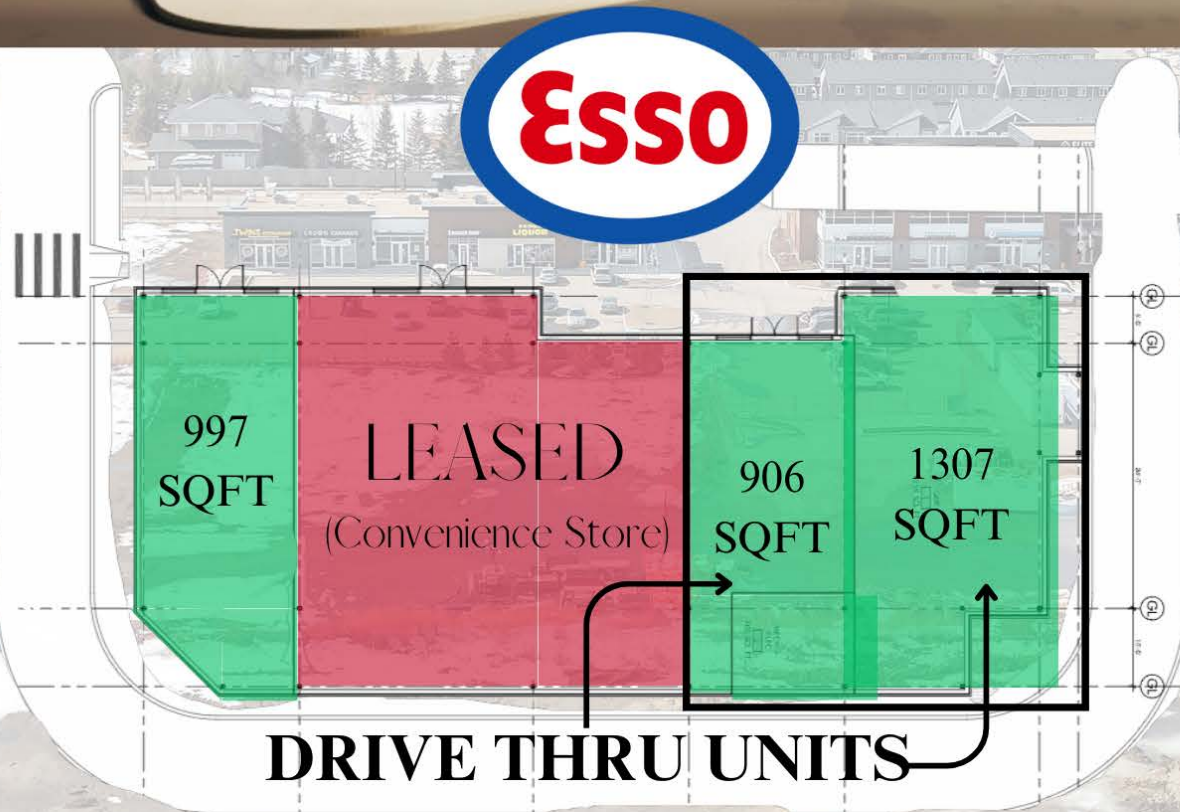


# SITE PLANS



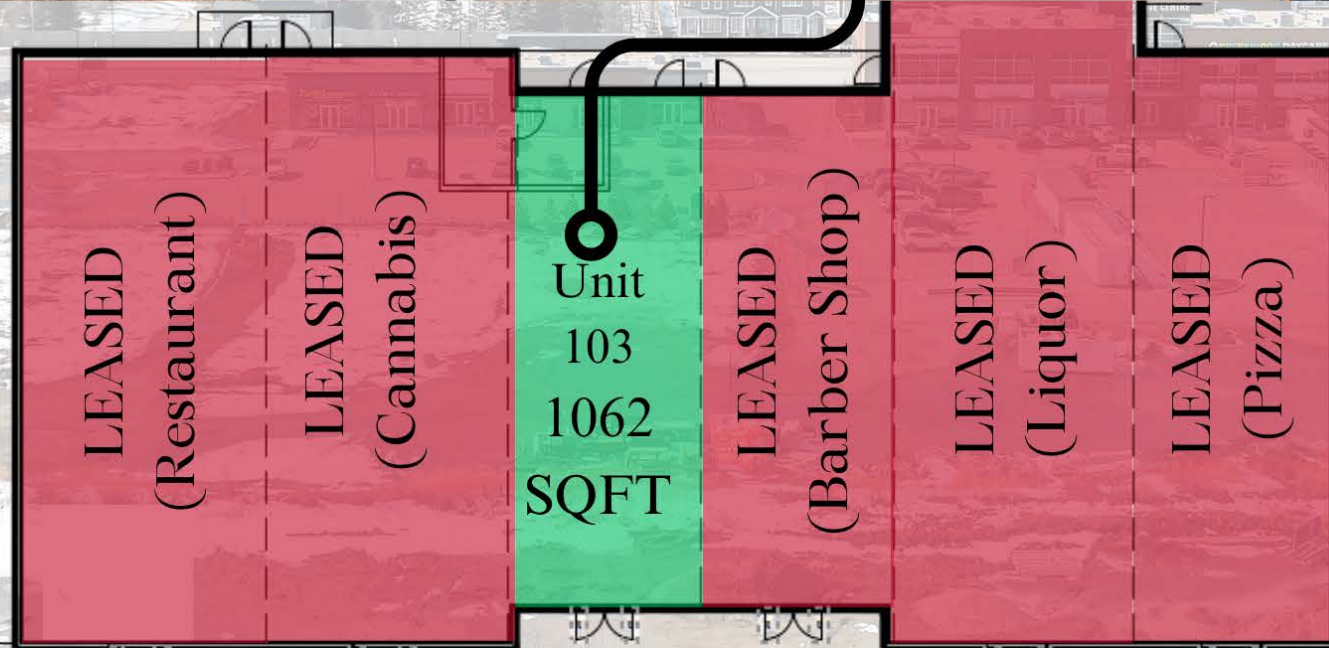
Building F

# SITE PLANS



**Building D & ESSO**  
POSSESSION READY Q4 2023

# SITE PLANS



Building B

# SITE PLANS



Second Floor Building A

\*SALE/LEASE



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