

# CHAPPELLE ELITE CENTRE

8305 Chappelle Way SW,  
Edmonton AB



MaxWell

Commercial



ROMI SARNA AND  
ASSOCIATES

# FOR LEASE



# CHAPPELLE ELITE CENTRE

## LOCATION HIGHLIGHTS

- Prime commercial development in thriving Heritage Valley
- High visibility with direct access to:
  - QEII Highway
  - Anthony Henday Drive
  - Whitemud Freeway

## FEATURED OPPORTUNITY: BUILDING E

- Newest addition to Chappelle Elite Centre
- Customizable layouts and modern infrastructure
- Ideal for new tenants in a growing commercial hub
- Emphasis on tenant momentum across the site
- Consolidated leasing info to highlight centre's activity

## CURRENT AVAILABILITY

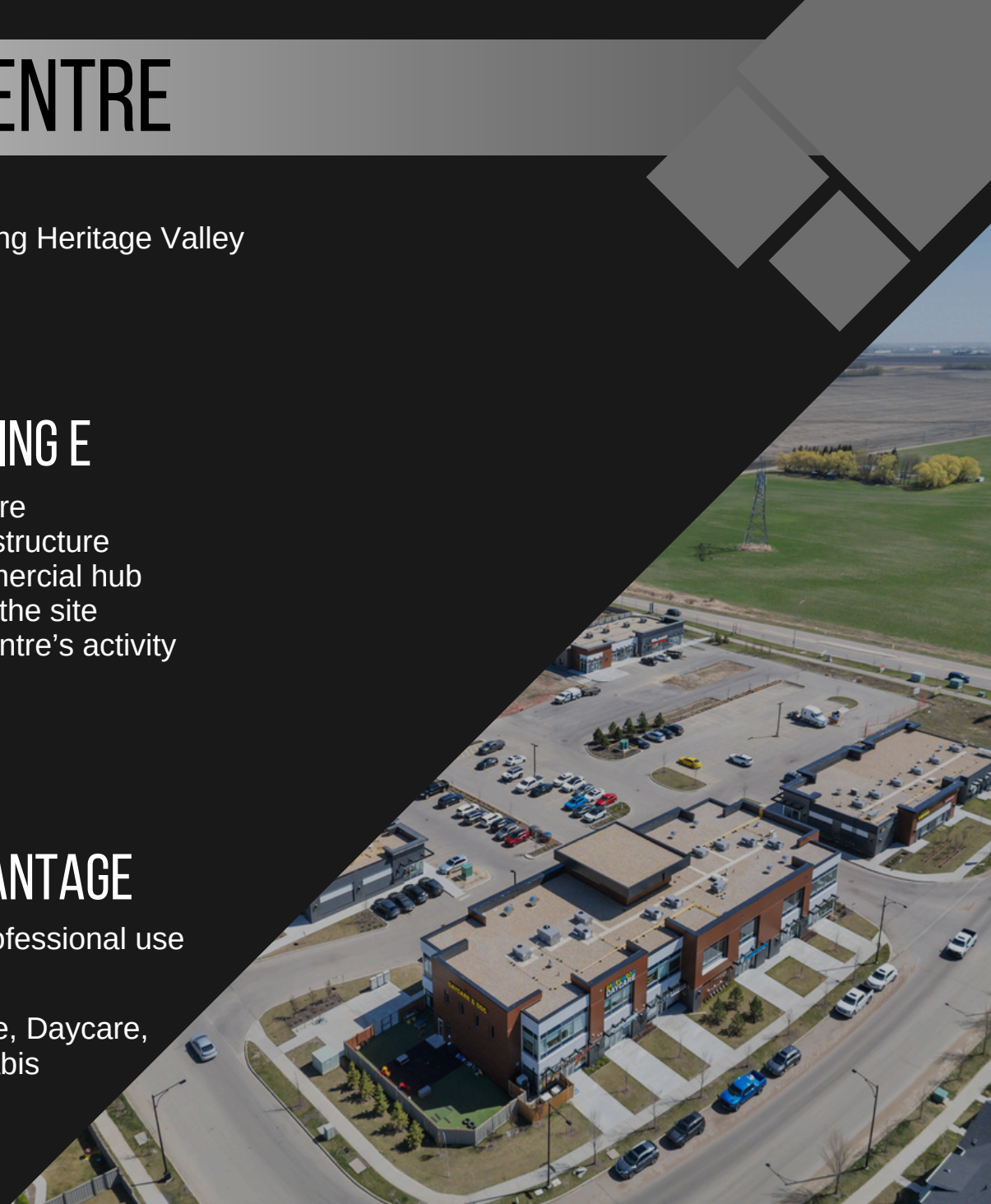
- Building D: 997 sq. ft.
- Building A: Units 203 & 204
- Rates starting at: \$37.00/sq. ft.

## CHAPPELLE ELITE CENTRE ADVANTAGE

- Zoned CG: Retail, office, medical, or professional use

### Existing tenants:

- ESSO Gas & Convenience, Liquor Store, Daycare, Dentist, Medi/Pharmacy, Physio, Cannabis Retailer, Pizza & Chinese Restaurants
- High-traffic, vibrant tenant mix





# AERIAL MAP



## HOUSEHOLD INCOME



Earning up to \$80,000	39.25%
\$80,000 - \$150,000	12.50%
\$150,000+	18.25%

## POPULATION



>19 years old	16.40%
20-34 years	36.10%
35-54 years	25.70%
55 years+	21.80%

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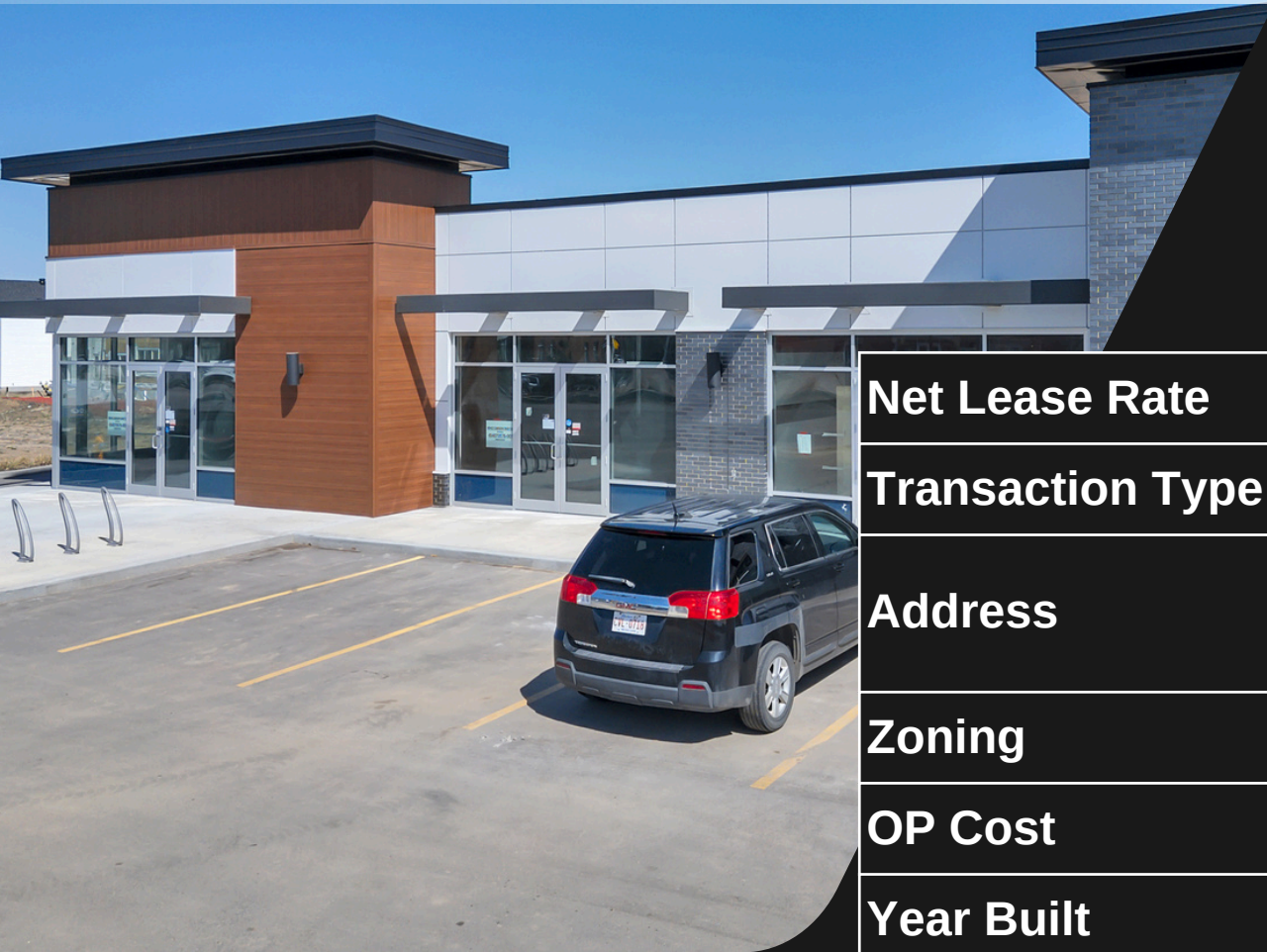
# AERIAL MAP



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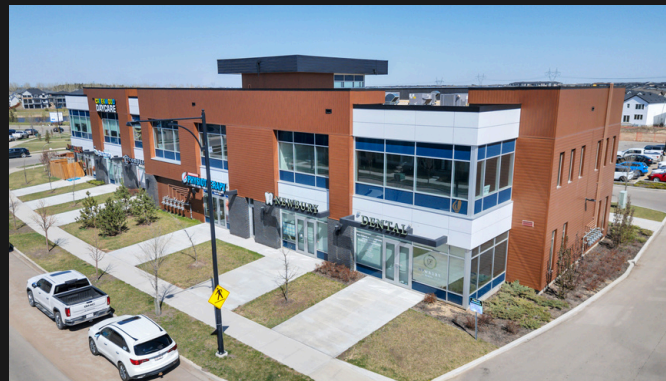
# PROPERTY DETAILS



<b>Net Lease Rate</b>	<b>Starting \$35.00 SF/Annum</b>
<b>Transaction Type</b>	<b>For Lease</b>
<b>Address</b>	<b>8305 Chappelle Way SW, Edmonton AB</b>
<b>Zoning</b>	<b>CG</b>
<b>OP Cost</b>	<b>\$15.00 per SF/Annum</b>
<b>Year Built</b>	<b>2024</b>
<b>Sizes</b>	<b>Multiple Bay Sizes+</b>

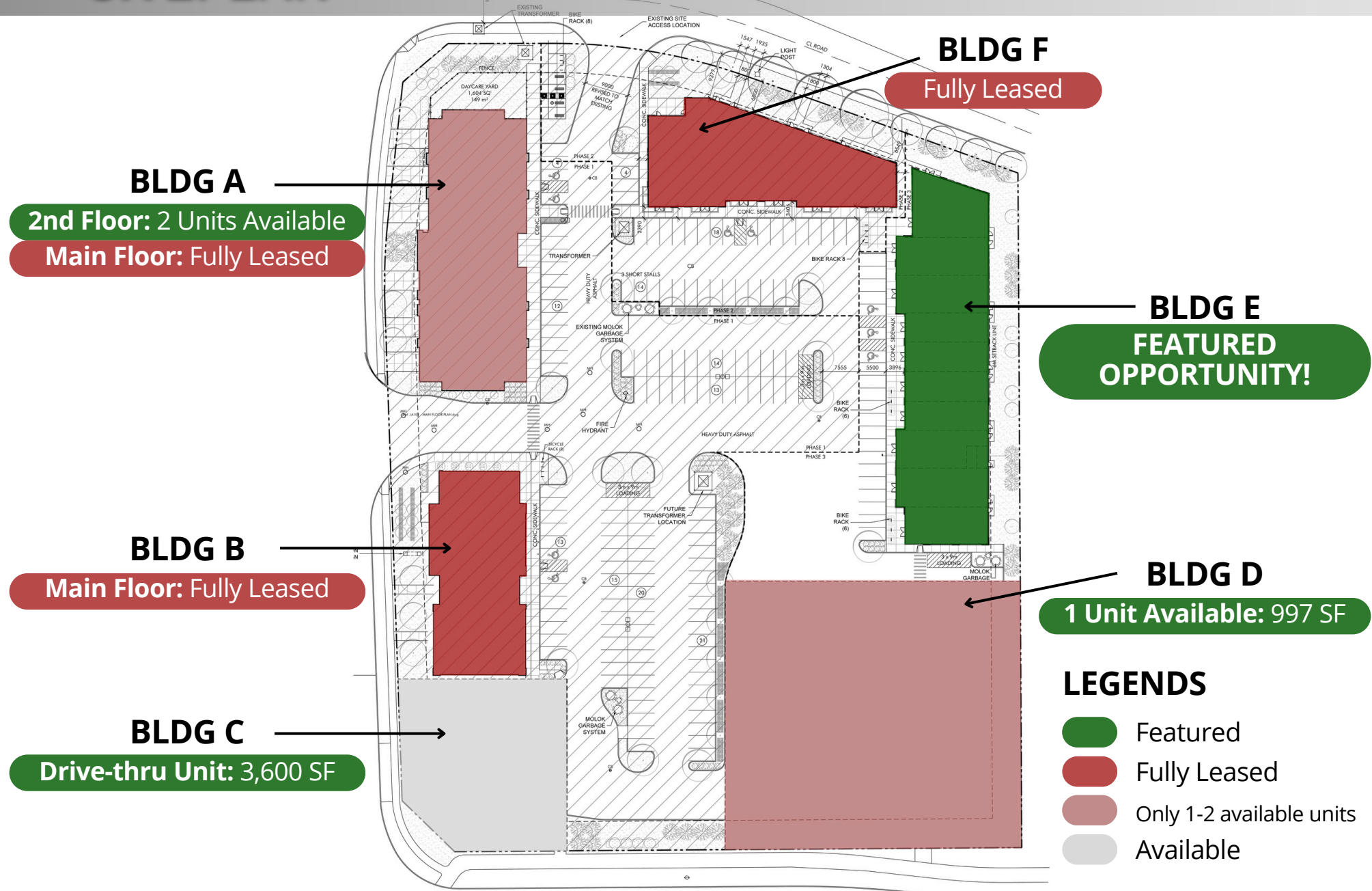


# PROPERTY PHOTOS



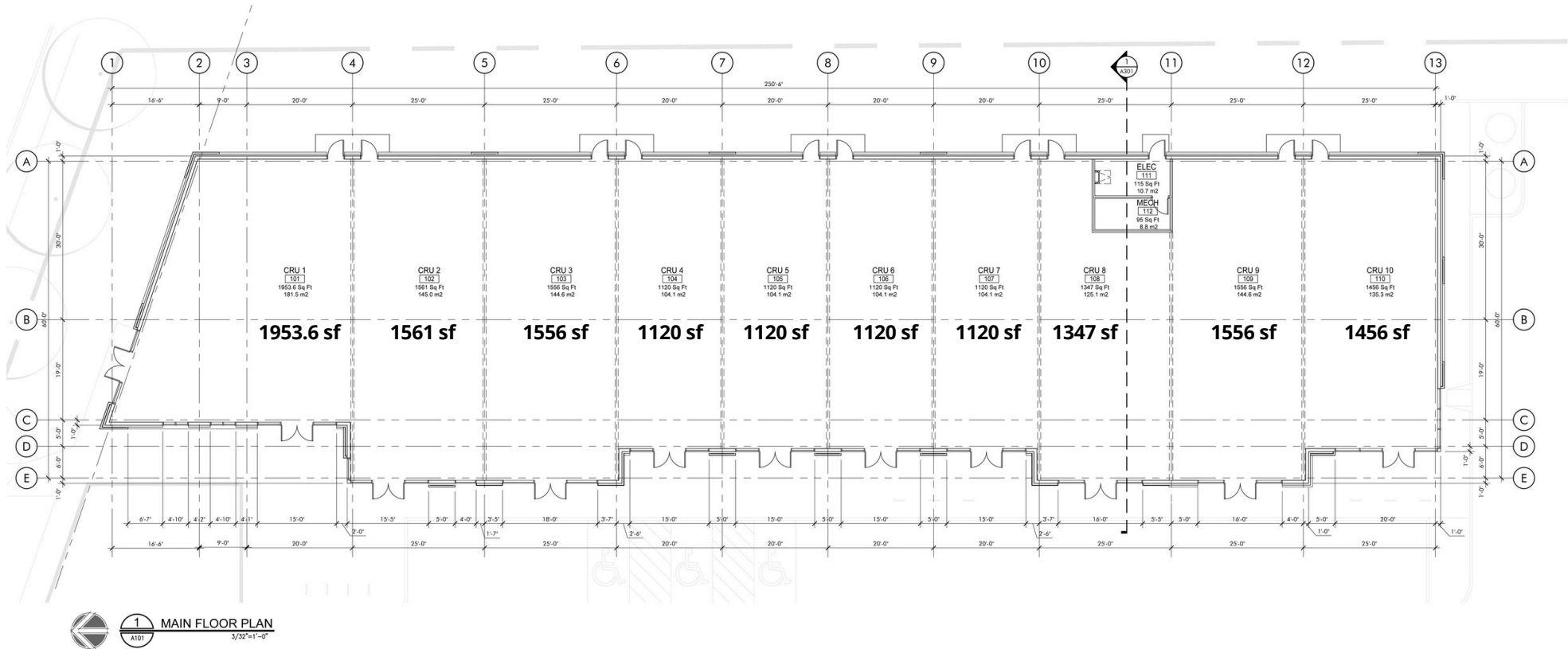


# SITEPLAN



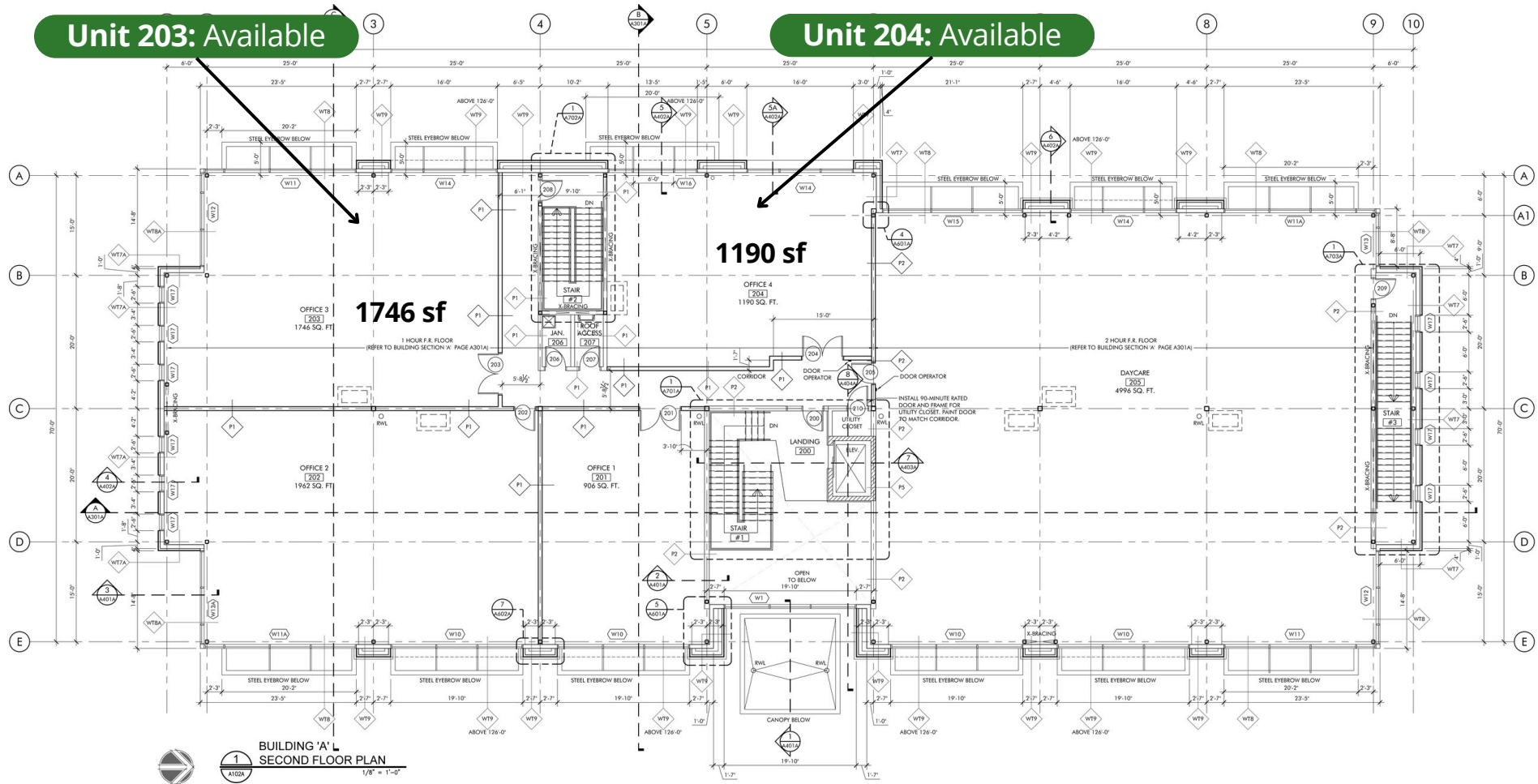


# SITEPLAN Bldg. E Main Floor



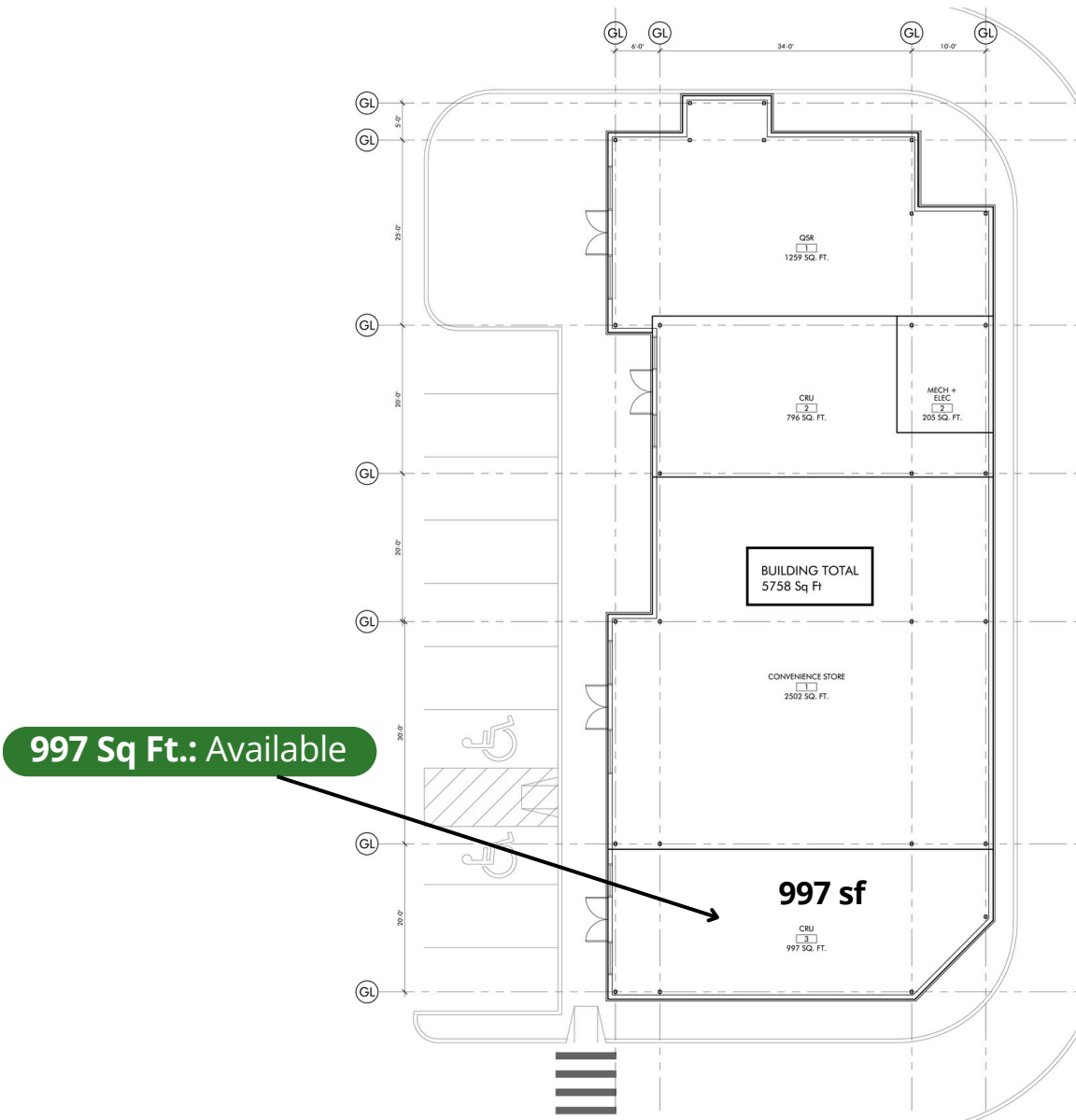


# SITEPLAN Bldg. A Floor Plan





# SITEPLAN Bldg. D





# CONTACT US

**Romi Sarna**

Email : [romi@romisarna.ca](mailto:romi@romisarna.ca)

 **(780) 450-6300**

**MaxWell**  
Polaris<sup>®</sup>

**MaxWell**  
Commercial

**RS**

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ASSOCIATES

