

CHAPPELLE ELITE CENTRE

8305 Chappelle Way SW,
Edmonton AB

JOIN BIG ANCHORS LIKE *Tim Hortons* 



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

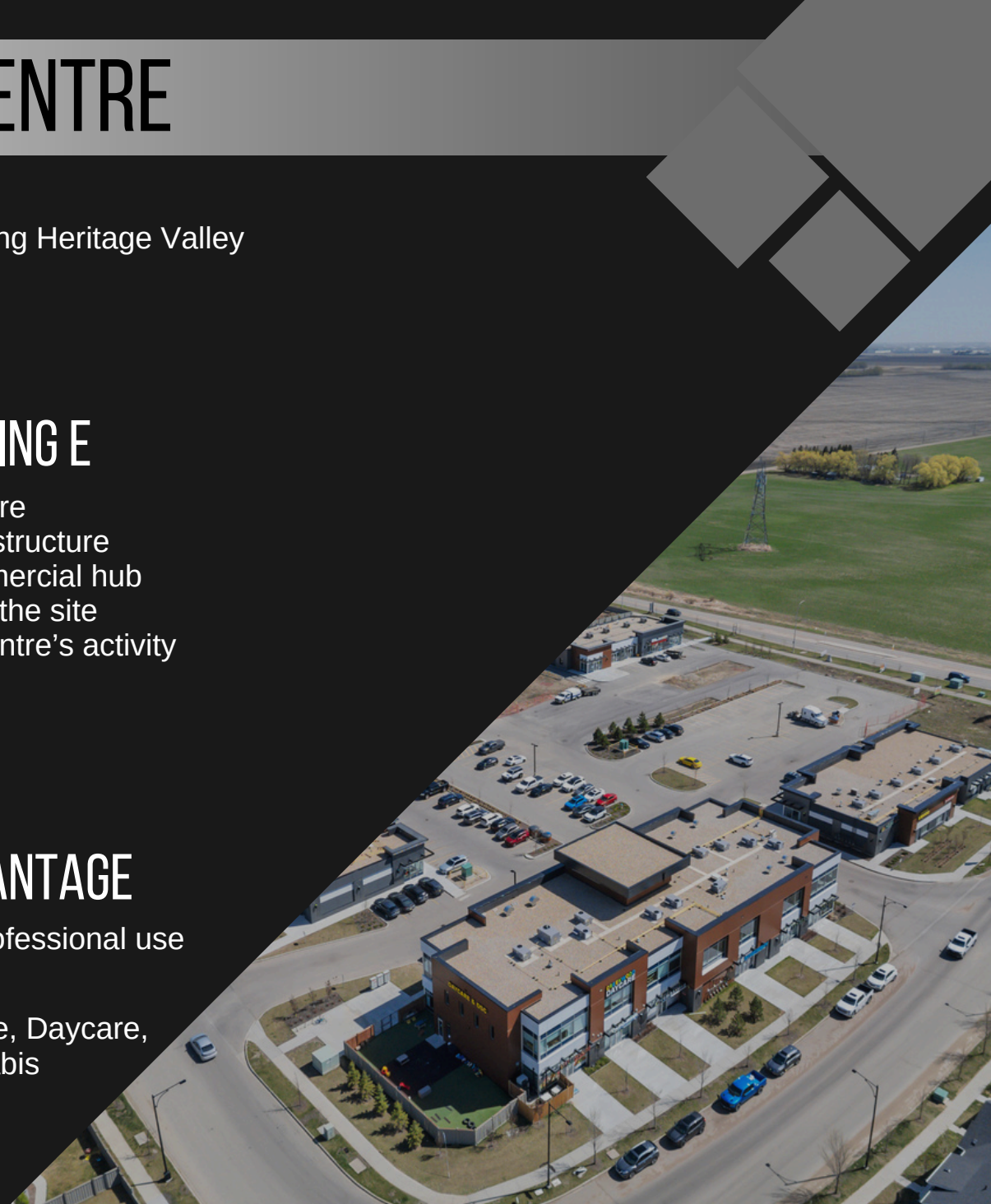
- Building D: 997 sq. ft.
- Building A: Units 203 & 204
- Rates starting at: \$37.00/sq. ft.

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%

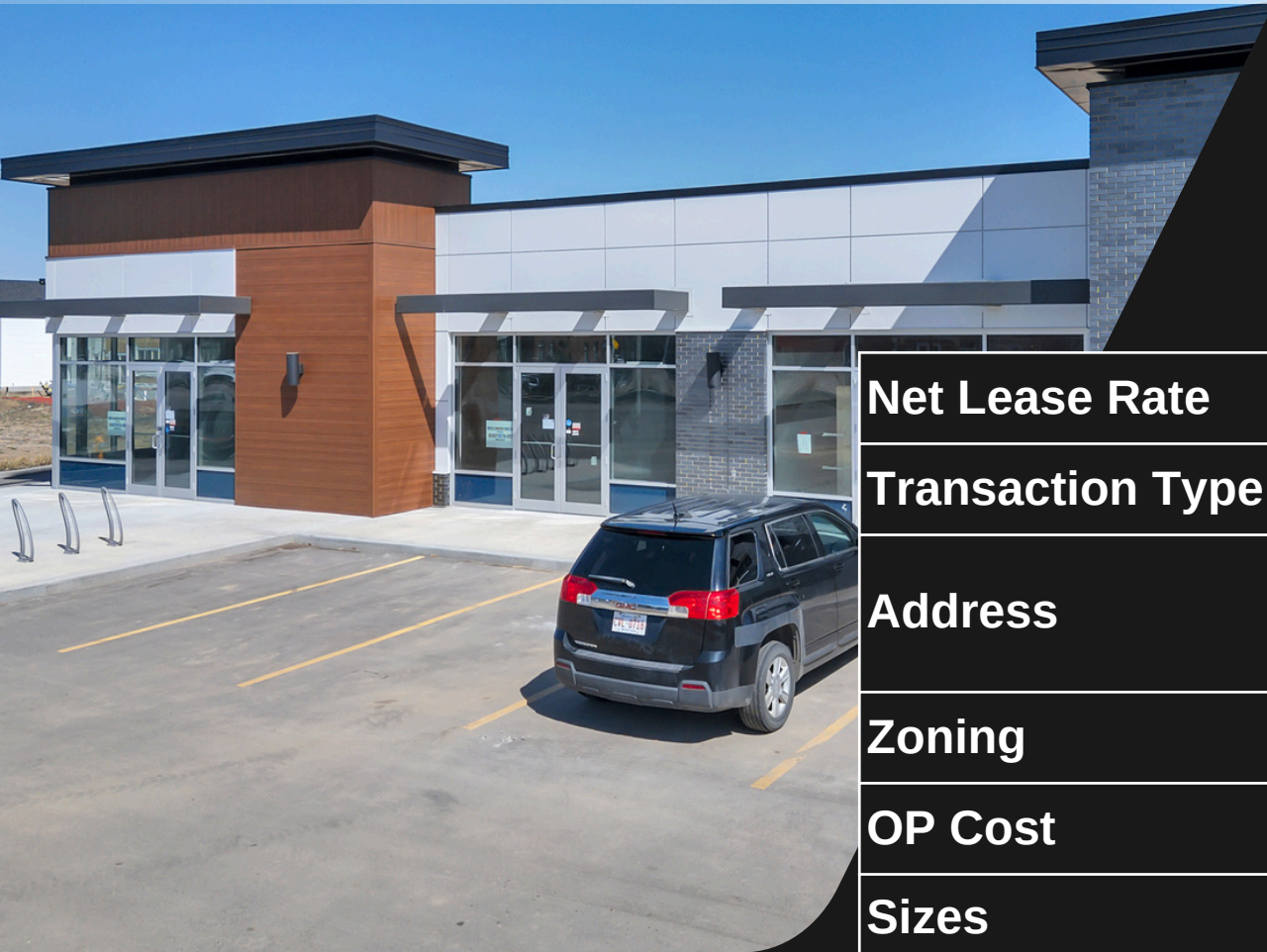
WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS

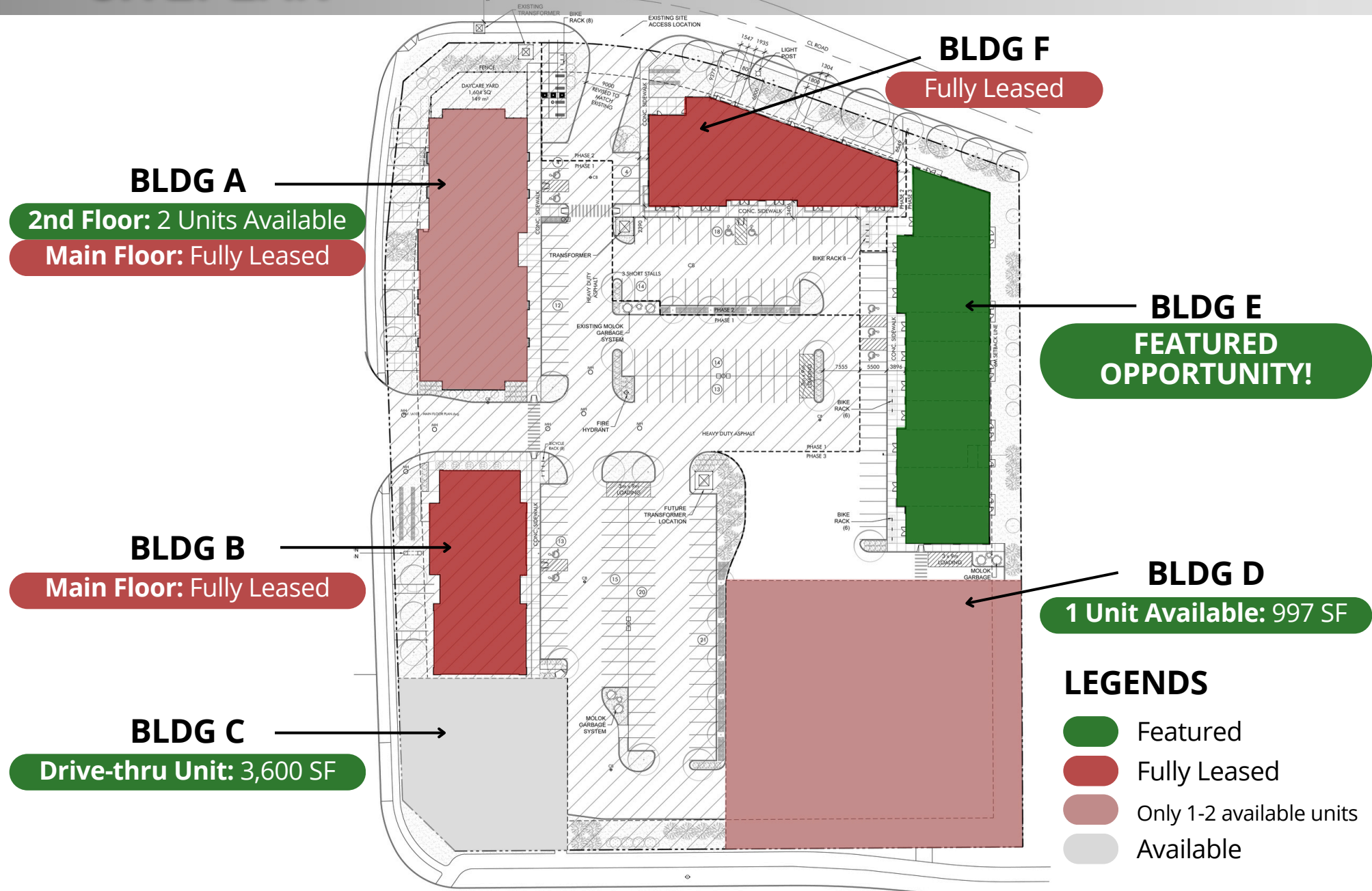


Net Lease Rate	Starting \$37.00 SF/Annum
Transaction Type	For Lease
Address	8305 Chappelle Way SW, Edmonton AB
Zoning	CG
OP Cost	\$15.00 per SF/Annum
Sizes	Multiple Bay Sizes+

PROPERTY PHOTOS

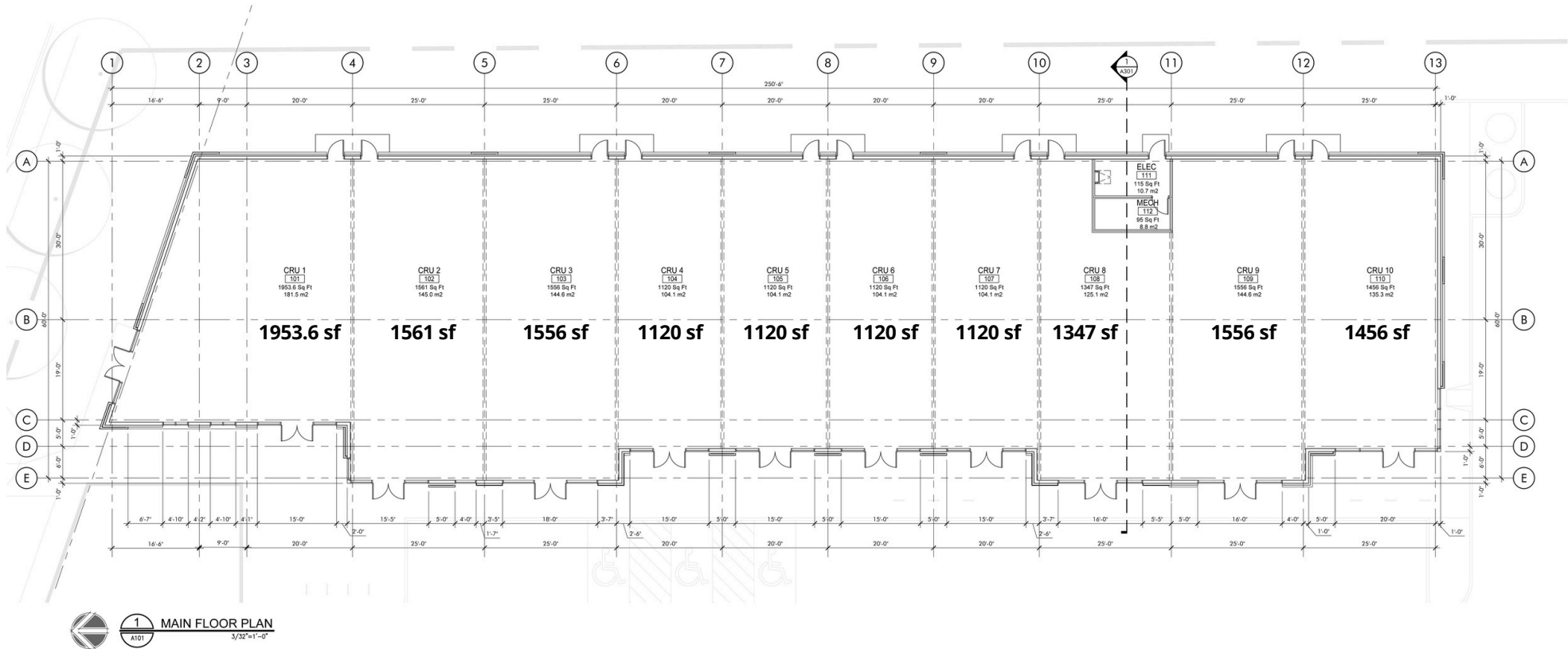


SITEPLAN

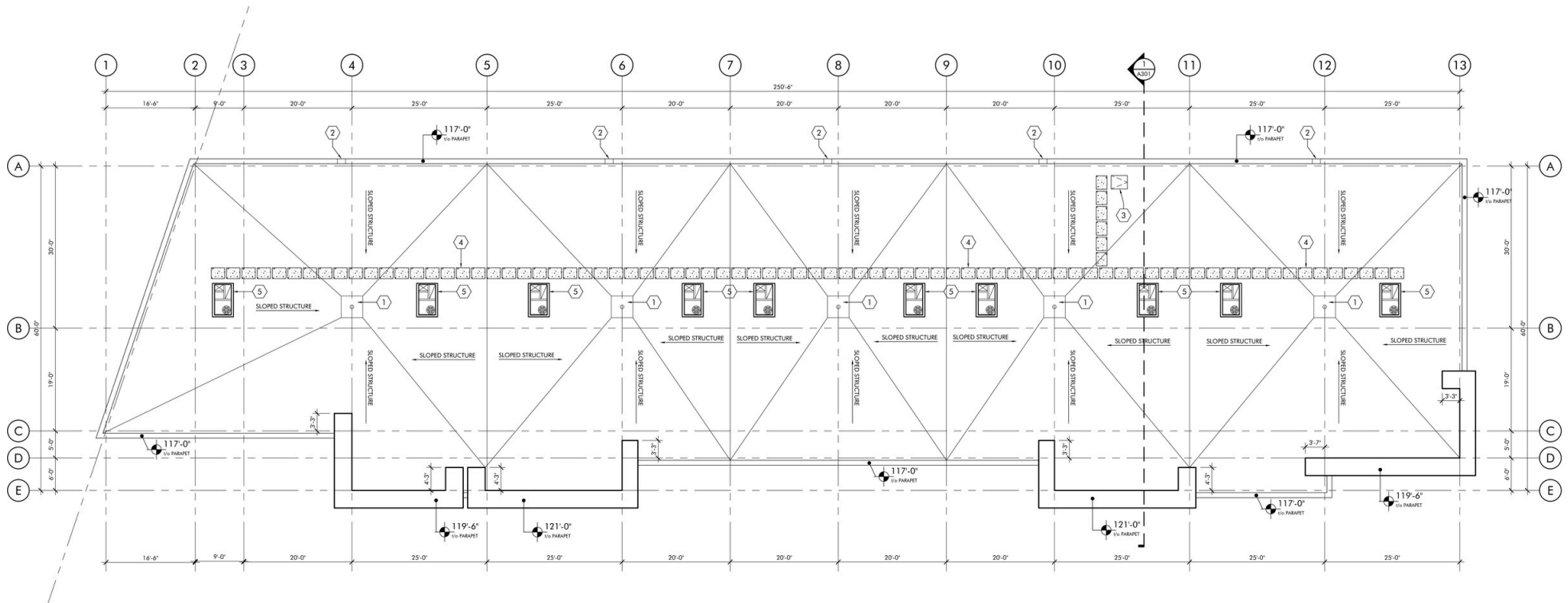


The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently verified by the Purchaser/Tenant.

SITEPLAN Bldg. E Main Floor



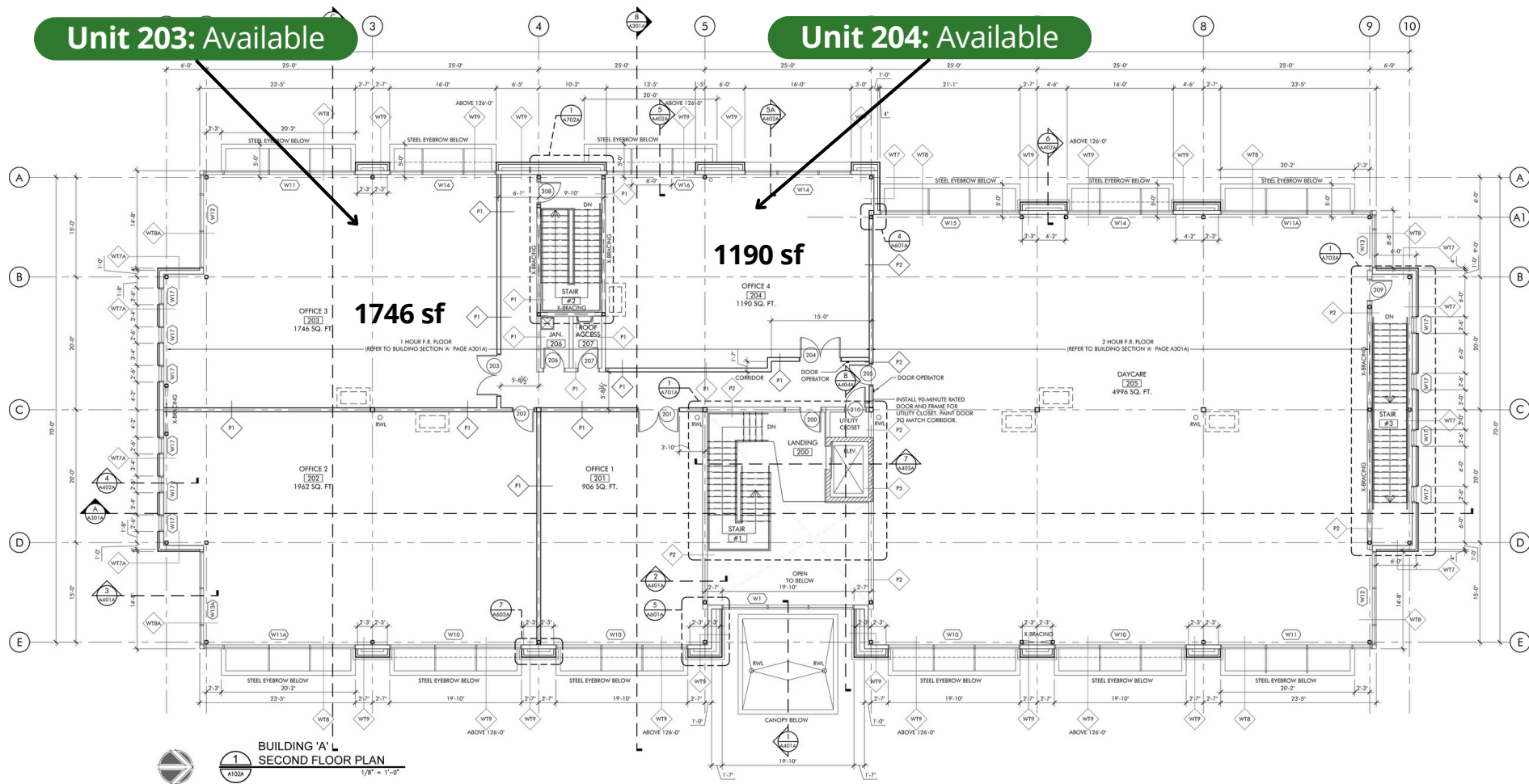
SITEPLAN Bldg. E Roof Plan



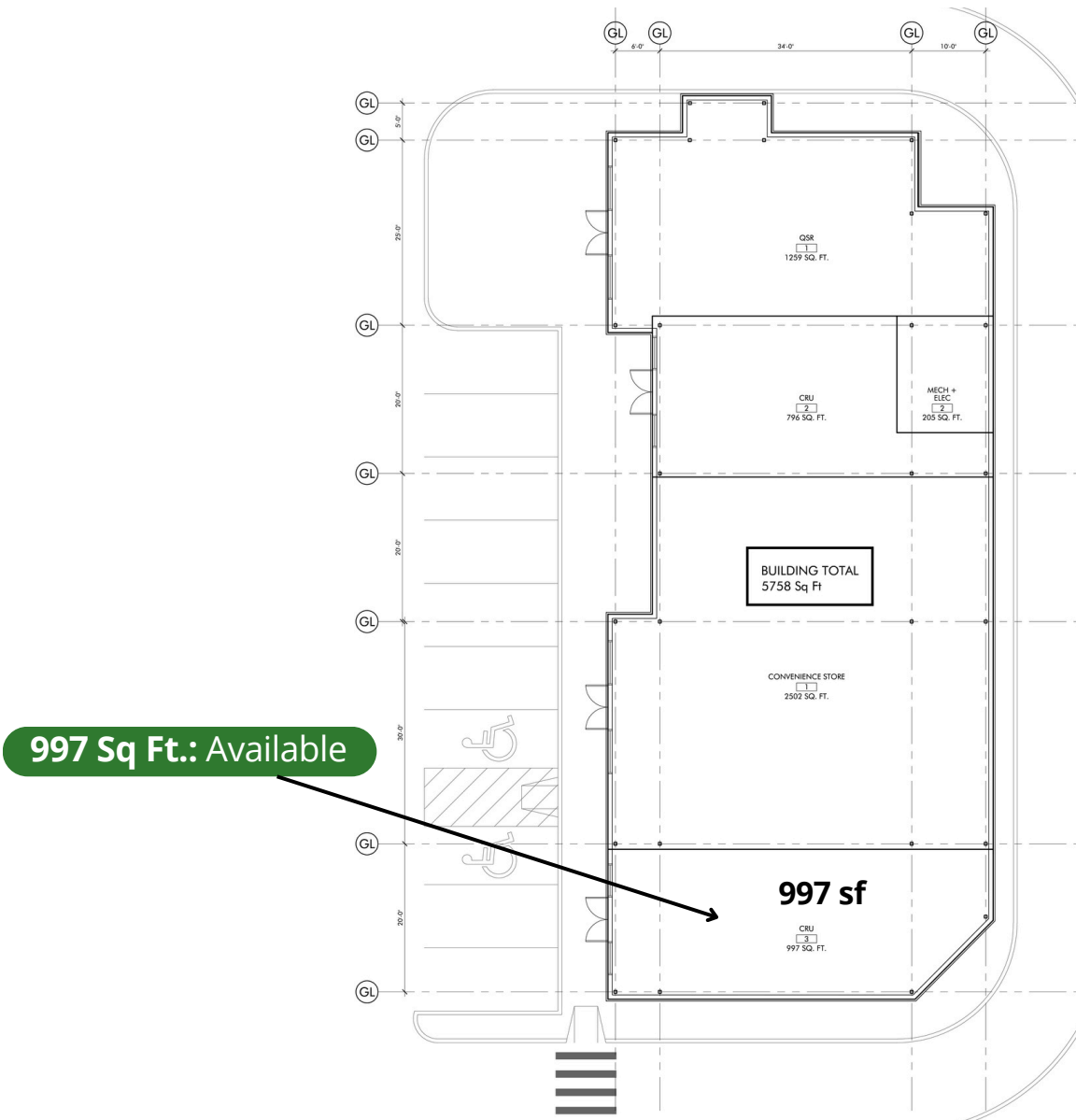
1 ROOF PLAN
A102
3/32"=1'-0"

SITEPLAN

Bldg. A Floor Plan



SITEPLAN Bldg. D



CONTACT US

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

MaxWell
Polaris[®]

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

