

ELAN COMMERCIAL

COME JOIN OUR DAYCARE
AND LIQUOR STORE

SE Corner of RR 243 and
Township Road 505, Beaumont

Elan is a new upcoming neighbourhood, voted as
the best new community at CHBA national awards
(<https://myelan.ca/news/chba-2024-win>).



RS

ROMI SARNA AND
ASSOCIATES

Possession 2027
FOR LEASE

ELAN COMMERCIAL

LOCATION HIGHLIGHTS

- Prime corner exposure in rapidly growing Beaumont
- Located within the Élan 1 Neighbourhood Structure Plan
- Excellent visibility with future high foot traffic
- Easy access to Highway 625, 814, and Edmonton International Airport

PROPERTY ADVANTAGE

- Brand-new commercial plaza
- Zoned for retail, office, medical, and restaurant uses
- Customizable floorplans: design your ideal space
- Modern architecture with clean signage opportunities
- Come join our confirmed tenants:
Daycare & Liquor Store

TRANSPORTATION LINKS

- Frontage along Township Road 505 & RR 243
- Minutes from key transportation corridors
- Future transit-friendly and walkable site design

LEASING INFORMATION

- Possession estimated: 2027
- Pre-leasing now available
- Lease rates starting at \$35.00 per sq. ft.
- Op. costs: TBD



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income \$130,000
Unemployment rate Approx 8.7% in
In labour force Approx. 72.8% in
2021

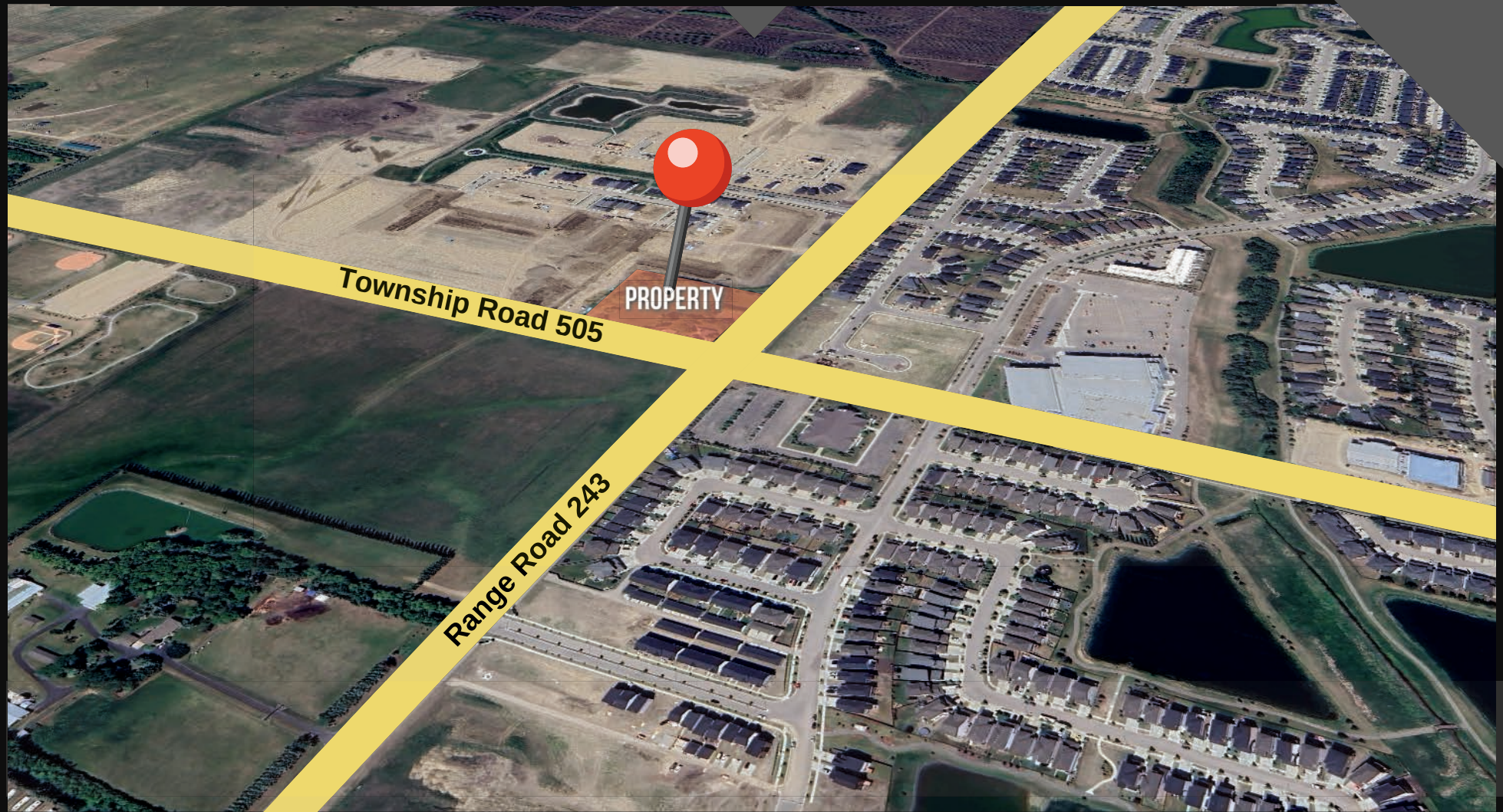
POPULATION



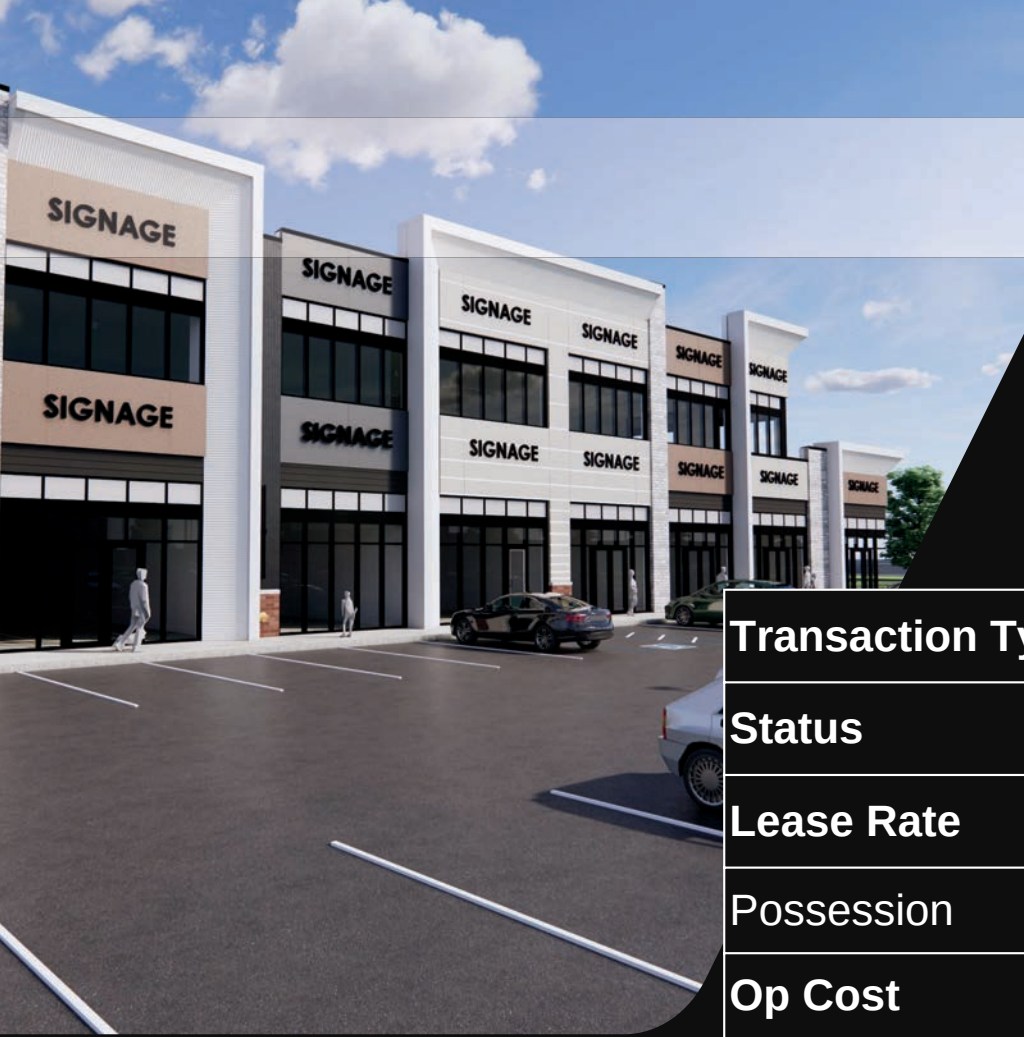
>19 years old	23%
20-34 years	18%
35-54 years	21%
55 years+	22%

WWW.ROMISARNA.CA

AERIAL MAP



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PROPERTY DETAILS

Transaction Type	Lease
Status	Pre-leasing
Lease Rate	Starting @\$35 PSF
Possession	Est 2027
Op Cost	TBD
Address	SE Corner of RR 243 and Township Road 505

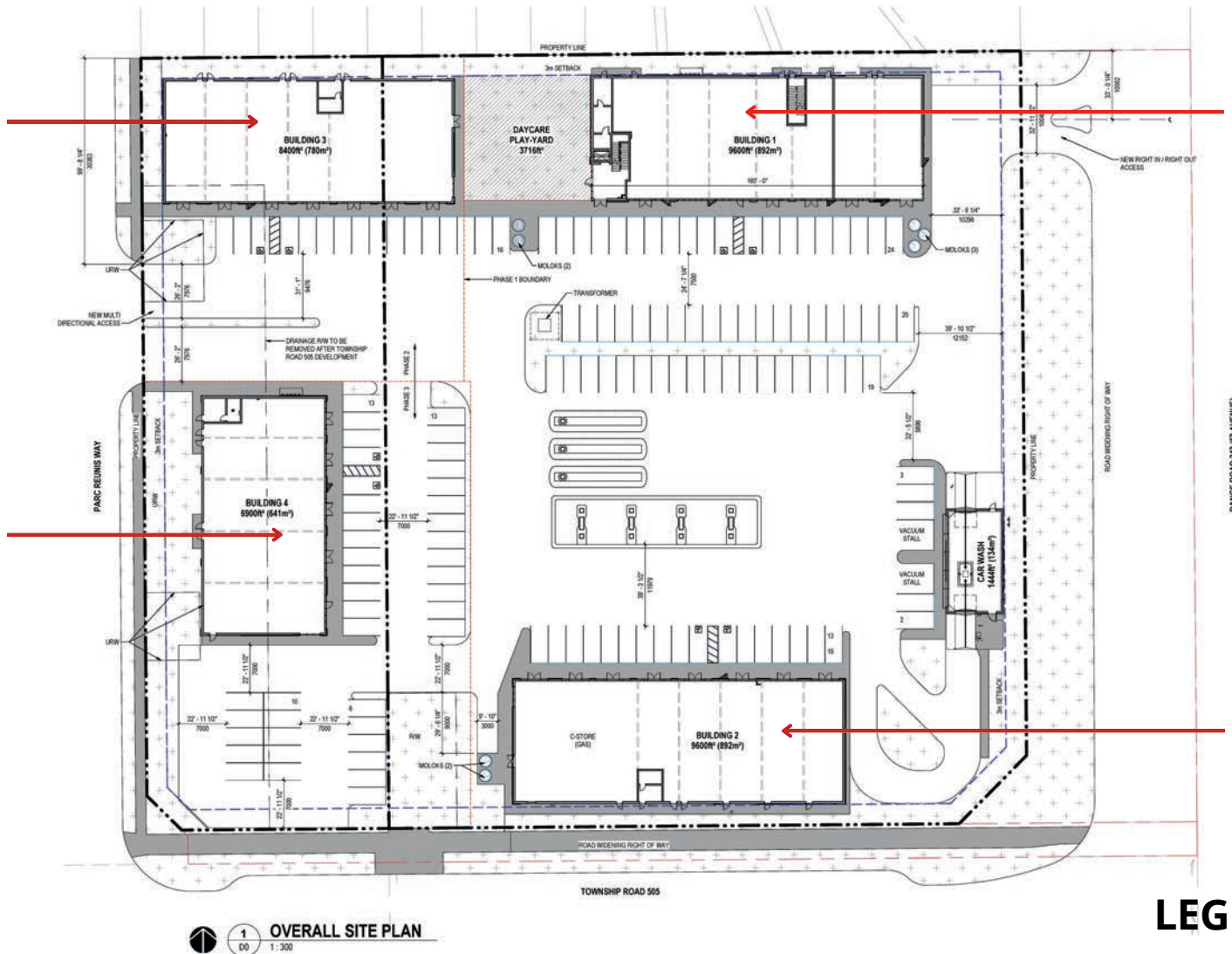
SITEPLAN

BLDG 3
8400 SF

BLDG 4
6900 SF

BLDG 1
9600 SF

BLDG 2
9600 SF



LEGENDS

- Available
- SOLD

CONTACT US

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MaxWell
Polaris

MaxWell
Commercial

RS

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