

**Units with Drive Thru  
Available In Plaza**



**FOR LEASE**

**ELITE CENTRE  
CHAPPELLE**



**8305 Chappelle Way SW, Edmonton**

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

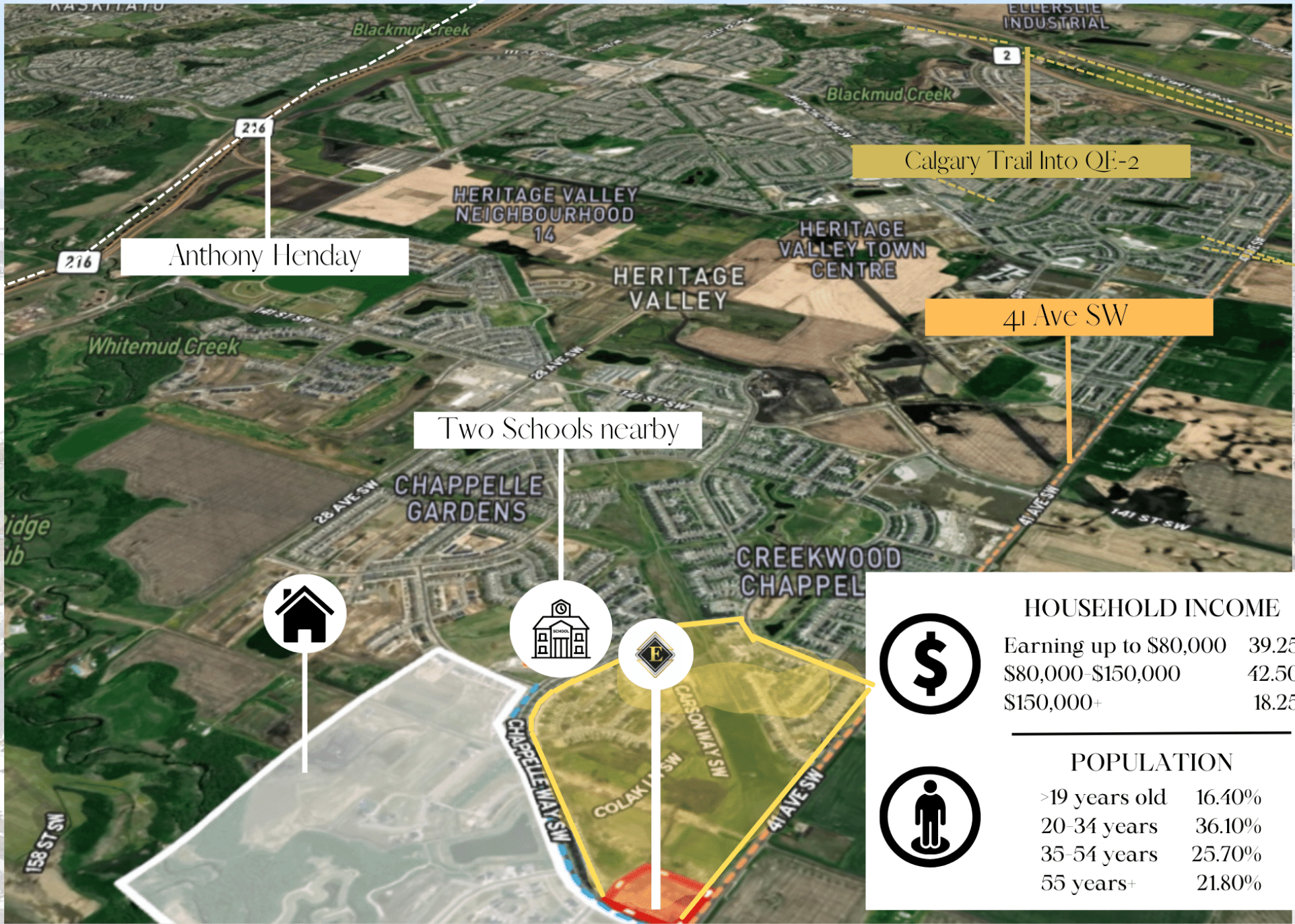
**Located at the intersection of 41 Ave SW & Chappelle Way SW, facing both major roads. This pristine 5 acre site offers convenient access to the Queen Elizabeth Highway, Anthony Hendy Drive and Whitemud Drive.**

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



**Romi Sarna & Associates**

# AERIAL MAP



Anthony Henday

Calgary Trail Into QE-2

41 Ave SW

Two Schools nearby



## HOUSEHOLD INCOME

Earning up to \$80,000	39.25%
\$80,000-\$150,000	42.50%
\$150,000+	18.25%



## POPULATION

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

# 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+

PERFECT FOR

 RESTAURANTS	 PROFESSIONALS	 MEDICAL/HEALTHCARE	 STUDIO
 SHOPPING	 VETERINARIAN	 FINANCE	 SMALL BUSINESSES

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

# 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

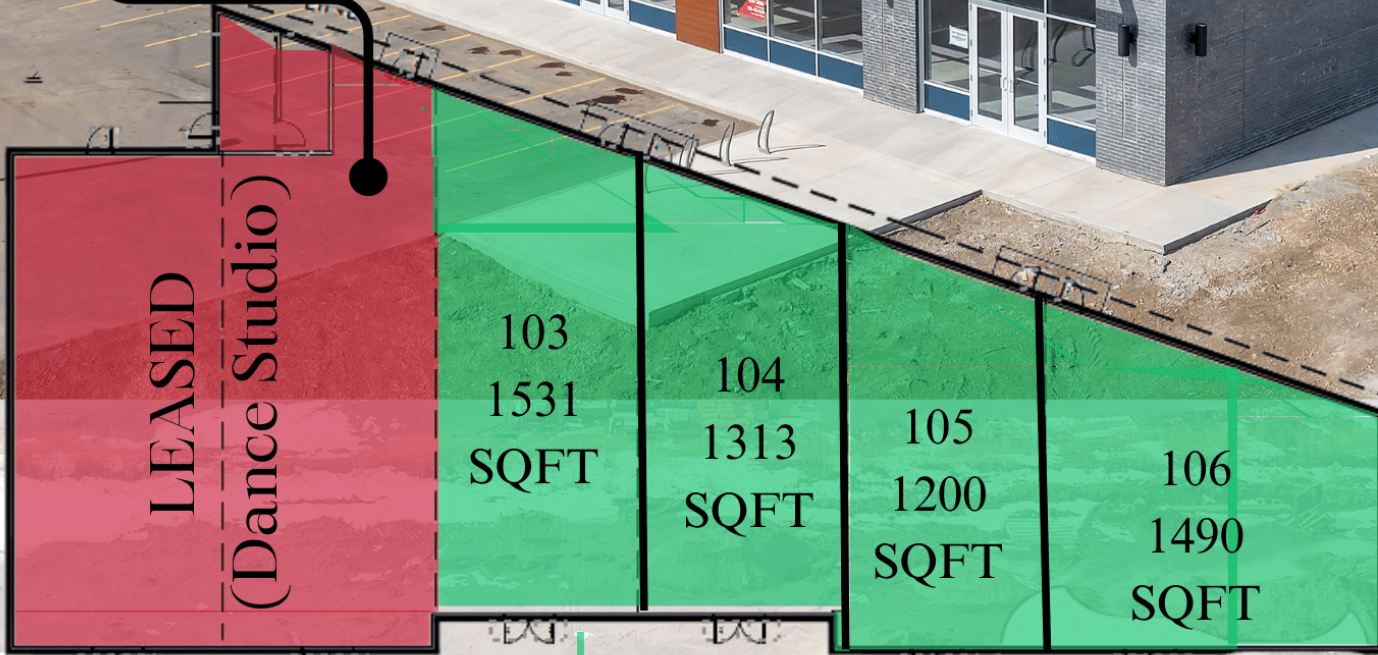
**BUILDING D:**  
ESSO & Convenience Store (LEASED)  
1307-2213 SQFT ENDCAP Drivethru Available

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

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



# SITE PLANS



Building F

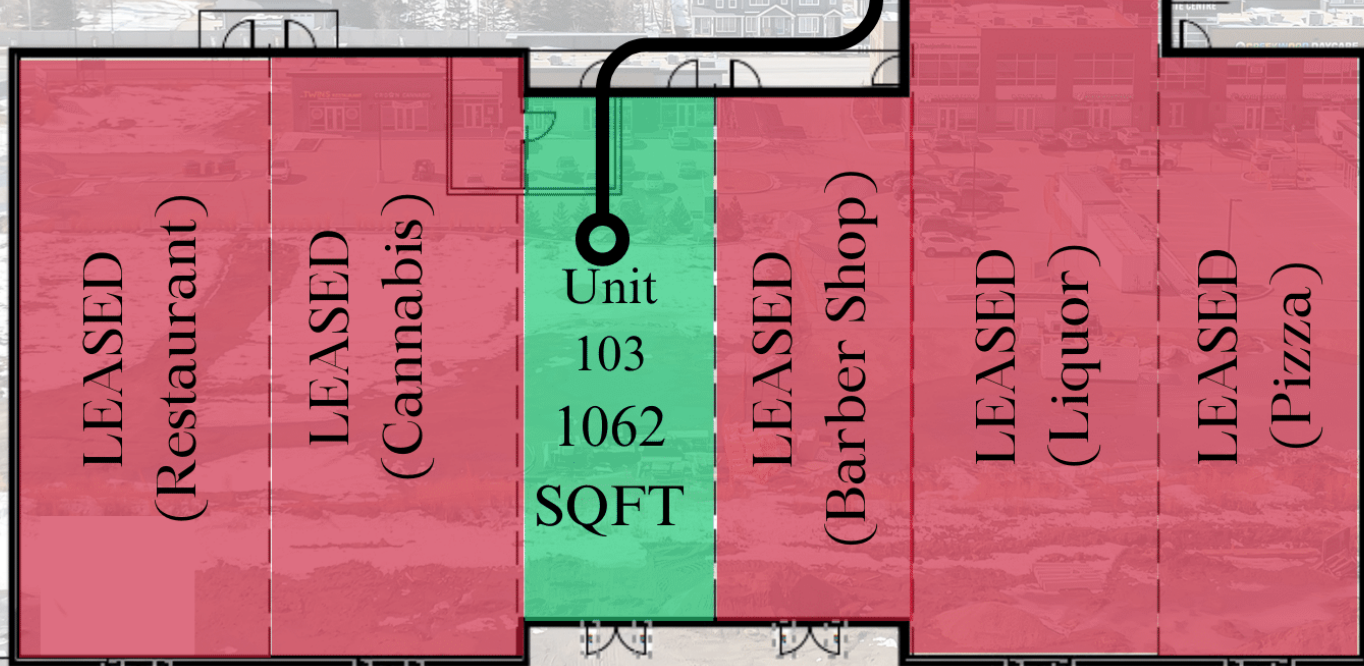
# SITE PLANS



**DRIVE THRU UNITS**

**Building D & ESSO**  
POSSESSION READY 04 2023

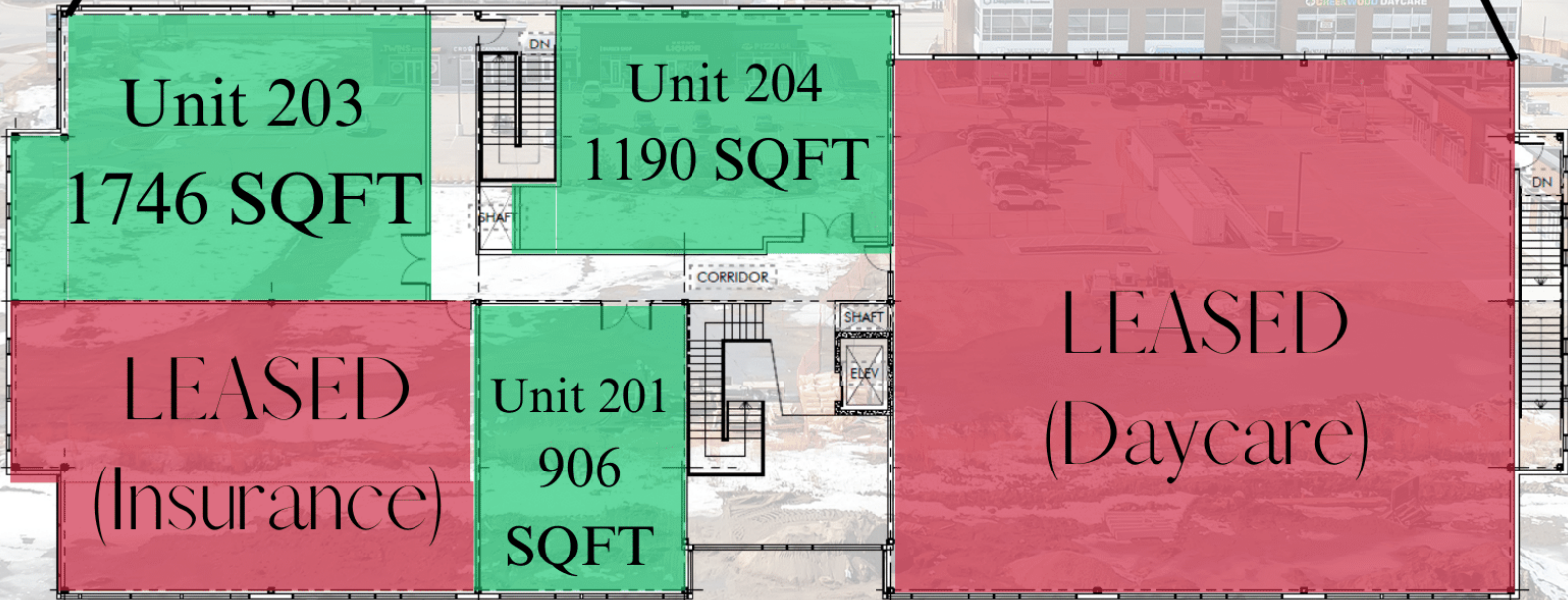
# SITE PLANS



Building B



# SITE PLANS



Second Floor Building A

\*SALE/LEASE



ROMI SARNA  
AND  
ASSOCIATES



## Contact Us

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