



CARDINAL LANDING

5451 – Chappelle Road SW, Edmonton

FOR LEASE | ROMI SARNA

MAXWELL POLARIS - COMMERCIAL



📍 4107 99 Street Edmonton, AB T6E 3N4

☎ (780) 450-6300

✉ romi@romisarna.ca

🌐 www.romisarna.ca



ROMI SARNA
& ASSOCIATES

Welcome to Cardinal Landing

Romi Sarna & Associates
Maxwell Polaris

New commercial development located in Chappelle serving a population over 20,000. The buildings will feature high-end marble finishing. HIGH EXPOSURE onto 41st Avenue, one of the primary corridors for South Edmonton with easy access to QE2, Anthony Henday Drive, EIA, and Nisku. Strategically located in one of Edmonton's FASTEST GROWING communities making this an excellent location for Retail / Medical / Professional / Office use. Site features high exposure pylon signage and ample on-site parking. Flexible bay sizes available. Possession ready!



Strategically located to serve several neighbourhoods in Heritage Valley.



20,340 households within a 5km radius.



Quick access to QE2 and Anthony Henday Drive.



Romi Sarna & Associates
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Opportunity

| | |
|-------------------------|---|
| Municipal: | 5451 Chappelle Road SW, Edmonton, |
| Legal: | AB Plan 1820756, Block 20, Lot 1 |
| Zoning: | <u>CN - Neighbourhood Commercial Zone</u> |
| Neighbourhood: | Chappelle |
| Lease Rate: | Starting @ \$37.00 PSF |
| Operating Costs: | Approx. \$14.00 PSF |
| Possession: | Possession Ready |



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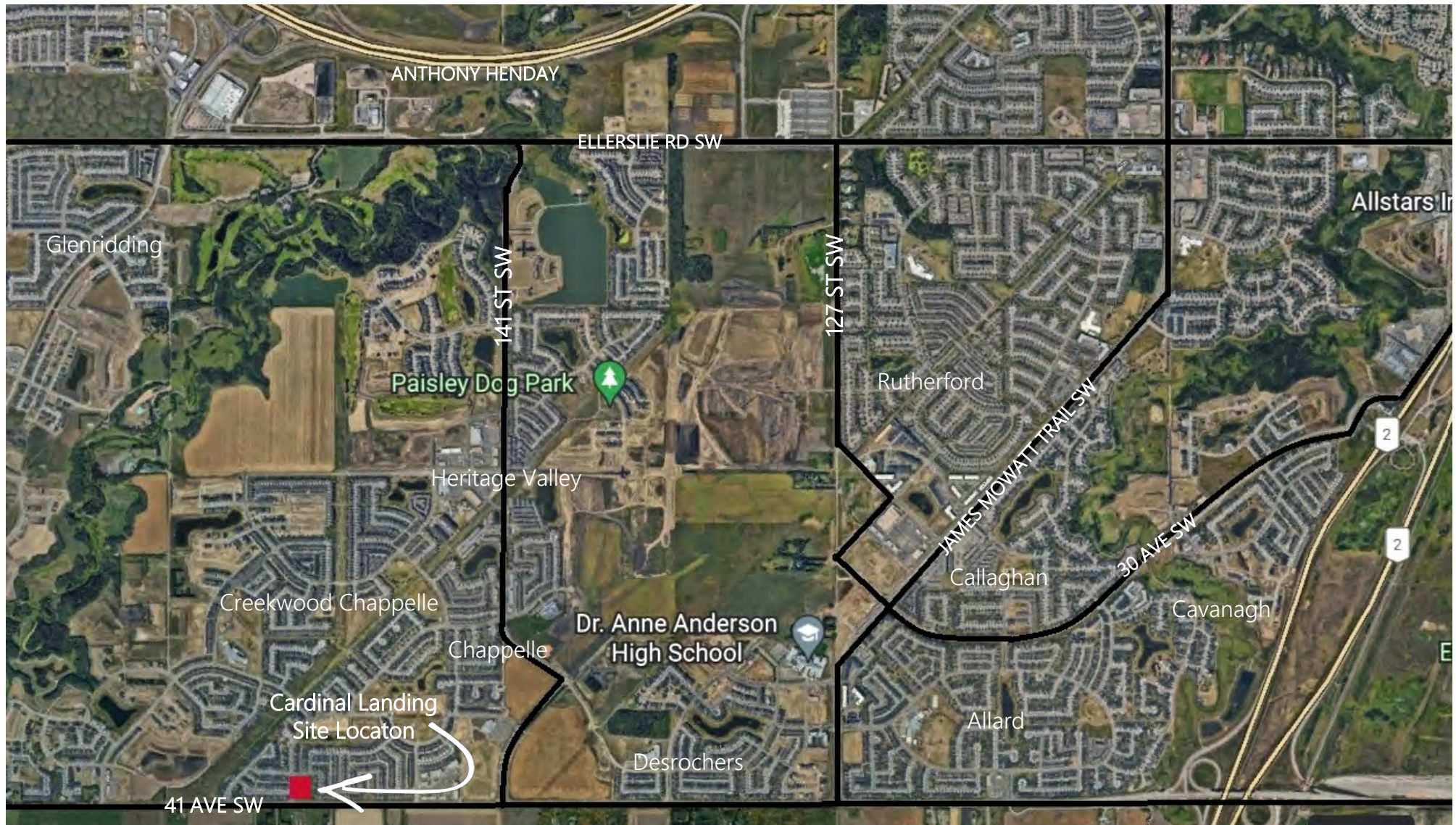


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Site Plan



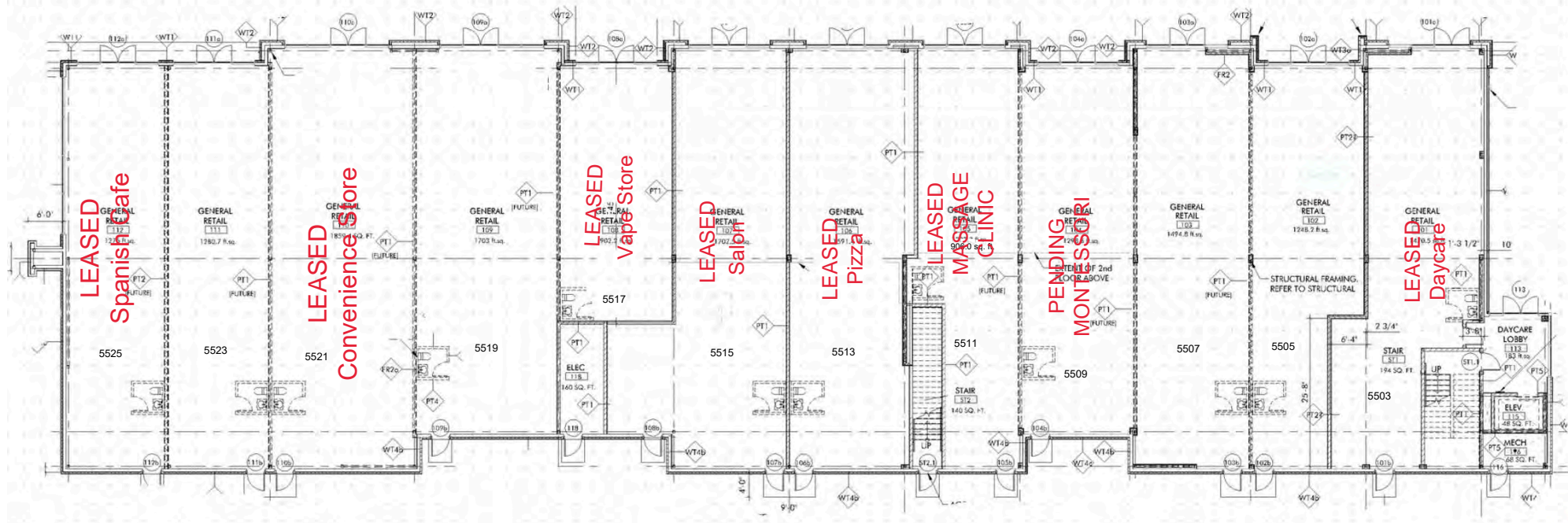
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■ Building A - Main Floor



BUILDING 'A' FIRST FLOOR AREA: 17,876 SF



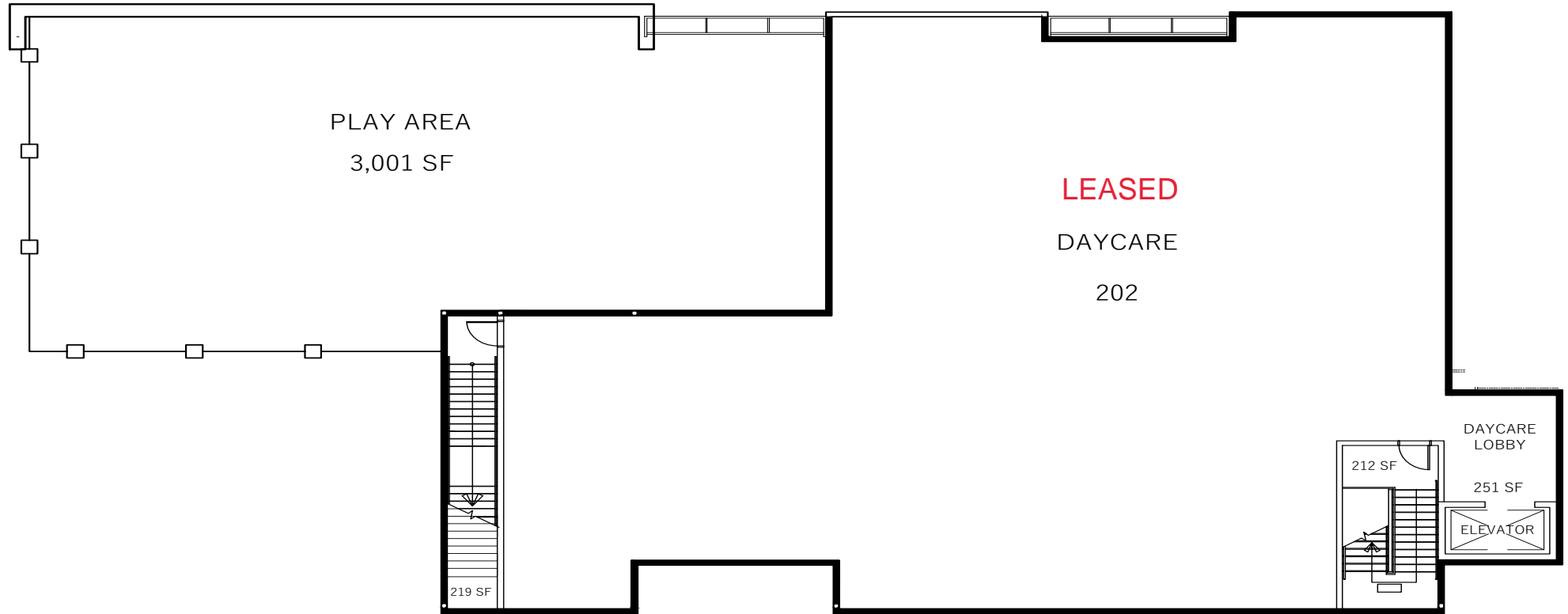
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Building A - Second Floor (Daycare)



BUILDING 'A' SECOND FLOOR AREA: 6,070 SF



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