



ELITE CENTRE CHAPPELLE

8305 Chappelle Way SW,
Edmonton, AB

FOR SALE/LEASE

- ◆ New development
- ◆ Demand for services to 9,000 homes within 2 km
- ◆ Proximity to QE2 and Anthony Henday
- ◆ Located on 41st Ave SW & Chappelle Way SW
- ◆ 5 minutes to future Capital LRT line
- ◆ Come join Liquor, Daycare, Cannabis, Medi-Pharmacy, Insurance, Chinese Restaurant, Pizza, Grocery, Physio,
- ◆ Insurance and more!

MaxWell

Commercial

4107 99 Street Edmonton, AB T6E 3A9

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Maxwell Polaris

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WELCOME TO ELITE CENTRE



Elite Centre Chappelle is a commercial development featuring brand new prime retail units for sale or lease! It is conveniently located at the intersection of 41 Avenue SW and Chappelle Way SW, facing both major roads. This pristine 5-acre site offers convenient access to the Queen Elizabeth Highway, Anthony Henday Drive, and Whitemud Drive. Hub connection to Windermere, Ambleside, Glenridding and Creekwood Chappelle with over 50,000 population.

— 8305 Chappelle Way SW, Edmonton, AB

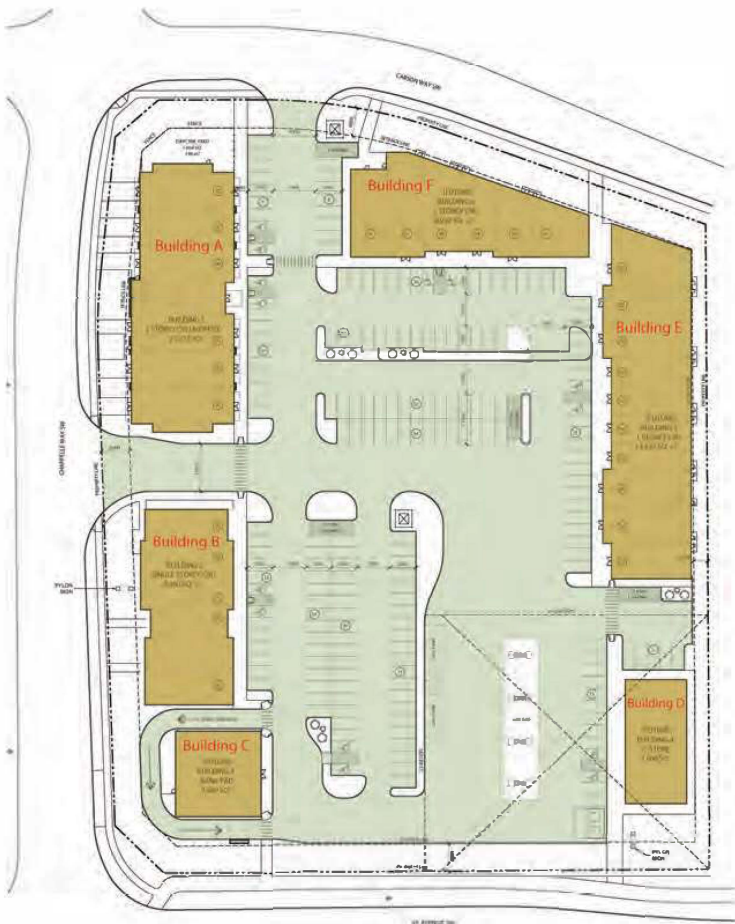
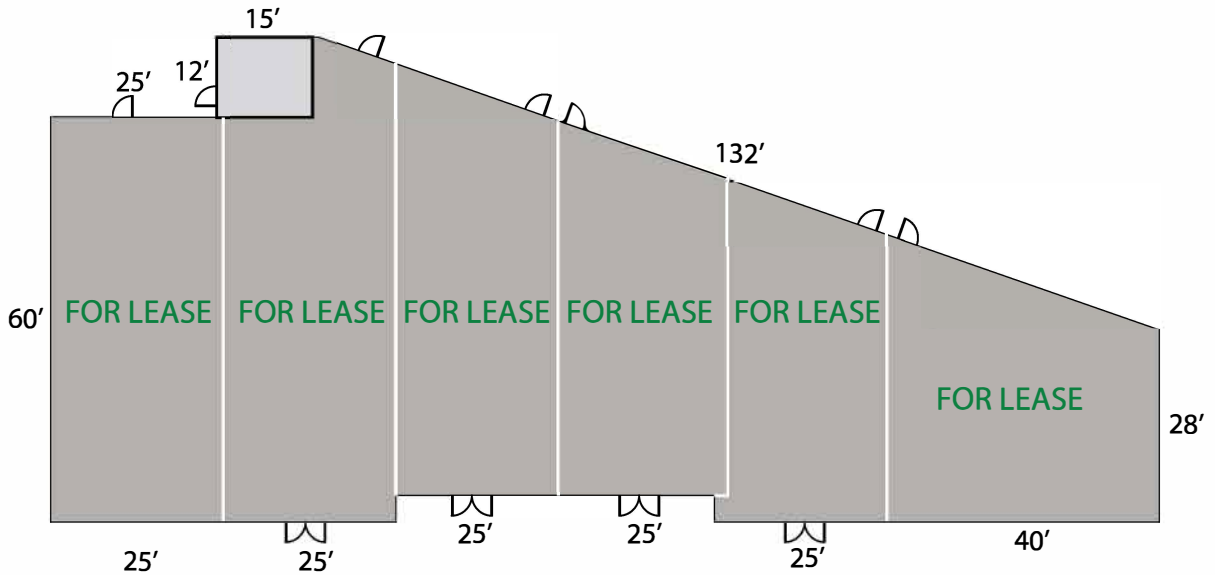
MAXWELL POLARIS COMMERCIAL

FOR LEASE



Elite Real Estate Group
Real Estate Development and Investments

Building "F"



SINGLE LEVEL BUILDING

PROPERTY TYPE

Transaction Type: For Lease

Neighbourhood: Chappelle Area

Land Use/Zoning: CSC

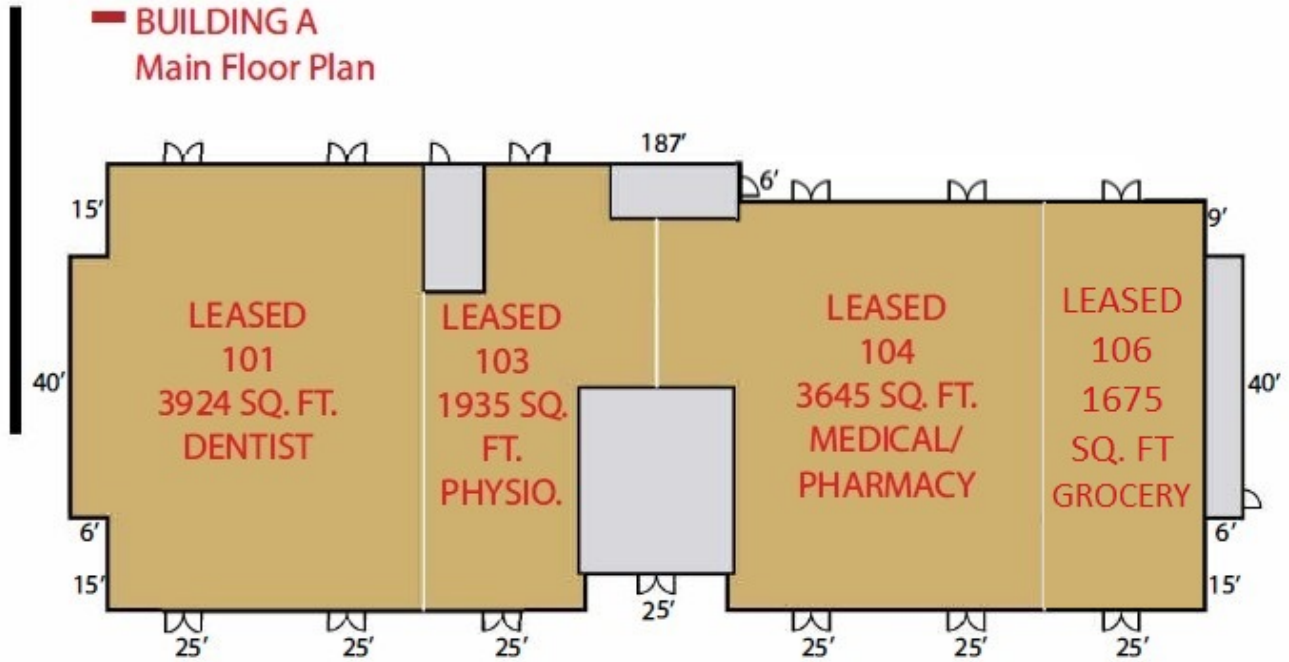
Year Built: Possession early 2022

Lease Rate (Base): Starting @
\$35.00 SF/Annum

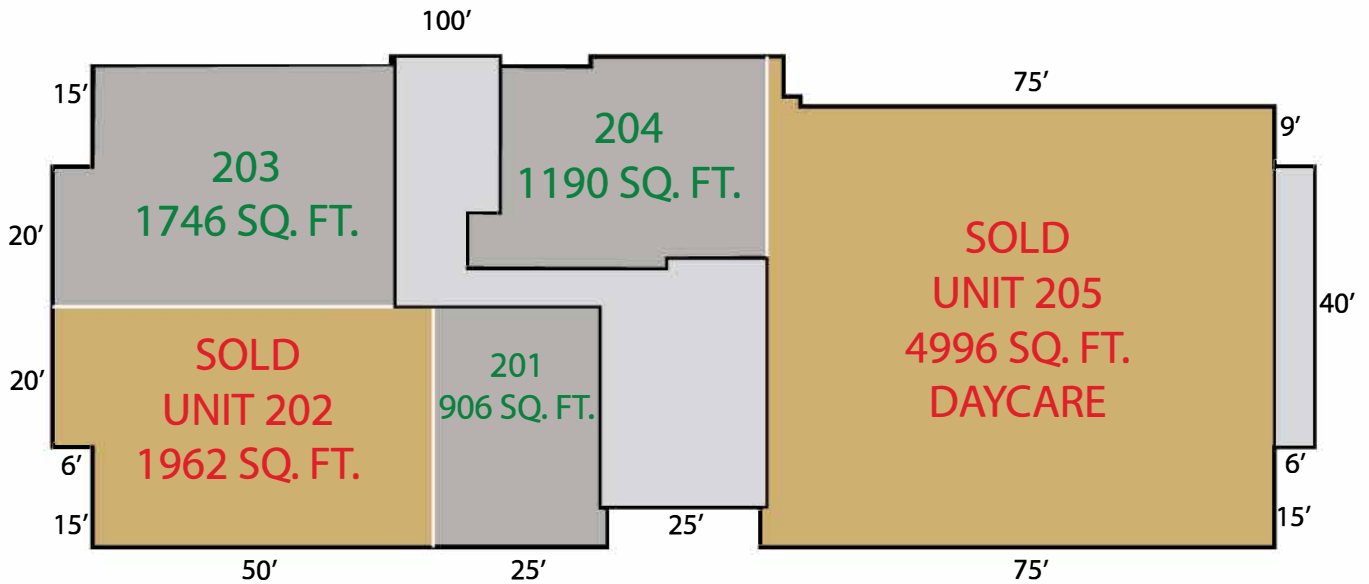
Subject Sq.Ft.: Build bays to suit

Operating Costs (CAC Charges):
\$12.00/sq.ft./annum (2020
estimate) includes property taxes,
common area, maintenance insurance and
management fees

Building "A"



BUILDING A
Second Floor Plan

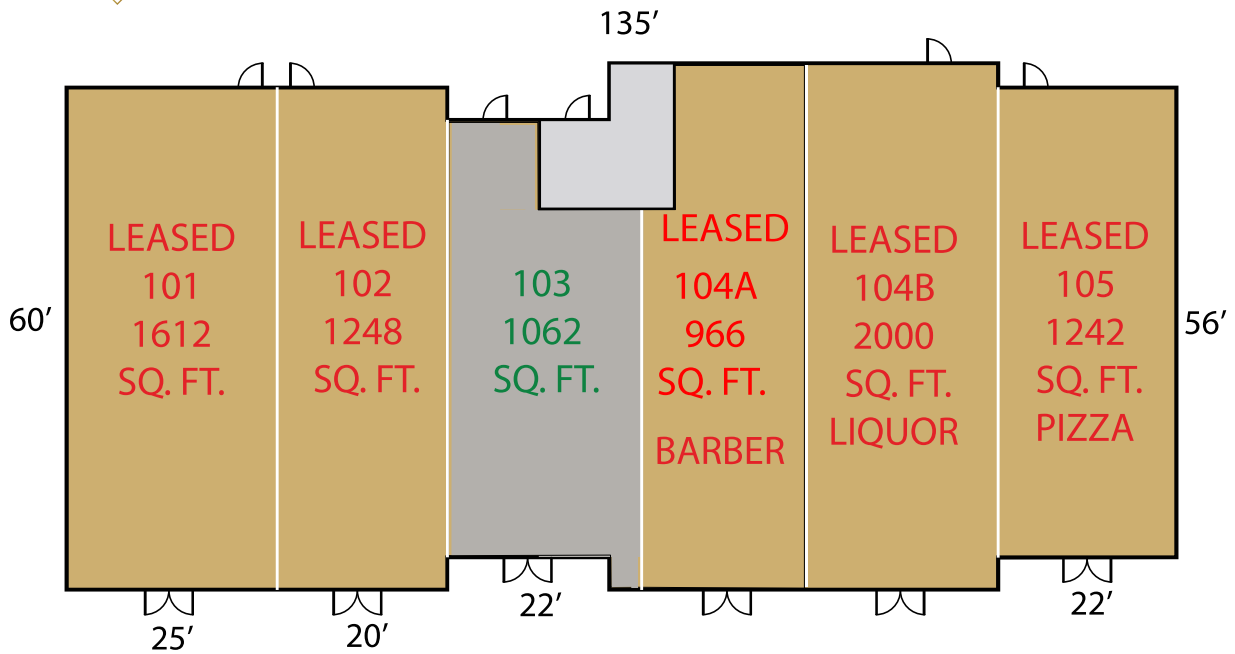


FOR LEASE



Elite Real Estate Group
Real Estate Development and Investments

Building "B"



SINGLE LEVEL BUILDING

PROPERTY TYPE

Transaction Type: For Lease

Neighbourhood: Chappelle Area

Land Use/Zoning: CSC

Year Built: 2020

Lease Rate (Base): Starting @
\$35.00 SF/Annum

Subject Sq.Ft.: Multiple Bay Sizes

Operating Costs (CAC Charges):
\$12.00/sq.ft./annum (2020
estimate) includes property taxes,
common area, maintenance insurance and
management fees

FOR SALE/LEASE

PROPERTY TYPE

Transaction Type: For Sale/Lease

Neighbourhood: Chappelle Area

Land Use/Zoning: CSC

Year Built: 2020

Sale Rate: Starting @ \$410.00
Per Sq. Ft. (Second Floor)

Main Floor Lease Rate (Base): Starting @
\$35.00 SF/Annum

Second Floor Lease Rate (Base): Starting @
\$29.00 SF/Annum

Subject Sq.Ft.: Multiple Bay Sizes

Purchase:

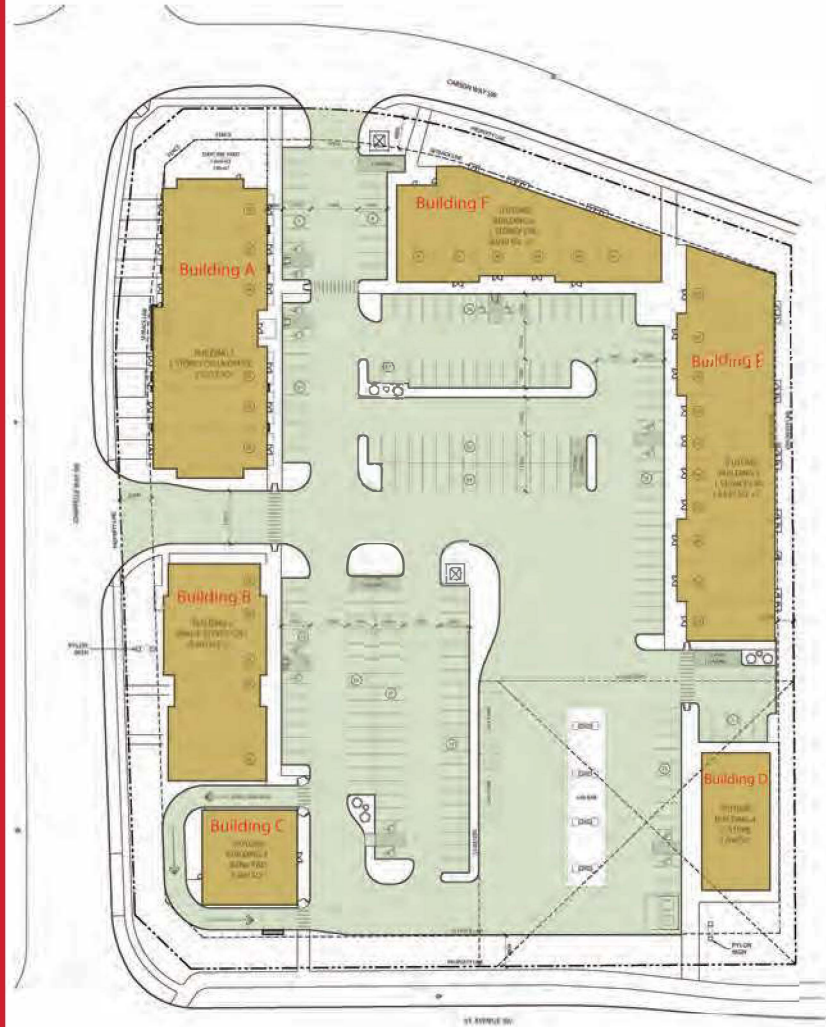
Operating Costs (CAC Charges) \$5.17/
sq.ft./annum (2020 estimate) includes maintenance,
insurance and management fees

Approximate condo fees for Second floor \$6.00 sq.ft

Lease:

Operating Cost : \$12.00/sq.ft./annum
(2020 estimate)

includes property taxes, common area, maintenance
insurance and management fees



Building "A" 21,819 Sq.Ft. (Immediate Possession)

Building "B" 8400 Sq.Ft. (Immediate Possession)

Building "C" 3600 Sq.Ft. Pad W/Drivethru (Future)

Building "D" Gas station site

Building "E" 14,120 Sq.Ft. (Future)

Building "F" 8950 Sq.Ft. (Q4 2022)

Bldg A is 2 story, all others Single Level Main Floor
Freestanding Buildings .

MaxWell



■ **HOUSEHOLD INCOME**

The combined gross income of all the members of a household.



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

■ **POPULATION BY AGE GROUP**

Population grouped according to age in the area.



Under 19 years old	16.40%
20 to 34 years old	36.10%
35 to 54 years old	25.70%
55 years old and up	21.80%



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