

**Units with Drive Thru  
Available In Plaza**

CREEKWOOD DAYCARE



**FOR LEASE**

**ELITE CENTRE  
CHAPPELLE**

**MaxWell**

Commercial



ROMI SARNA AND  
ASSOCIATES

8305 Chappelle Way SW, Edmonton

The information contained herein was obtained 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.

An aerial photograph showing a commercial development in the foreground, featuring several modern, multi-story buildings with large glass windows and brick accents. The buildings are surrounded by a parking lot with several cars. In the background, a dense residential neighborhood with many houses is visible, followed by a line of trees and a large body of water under a blue sky with light clouds.

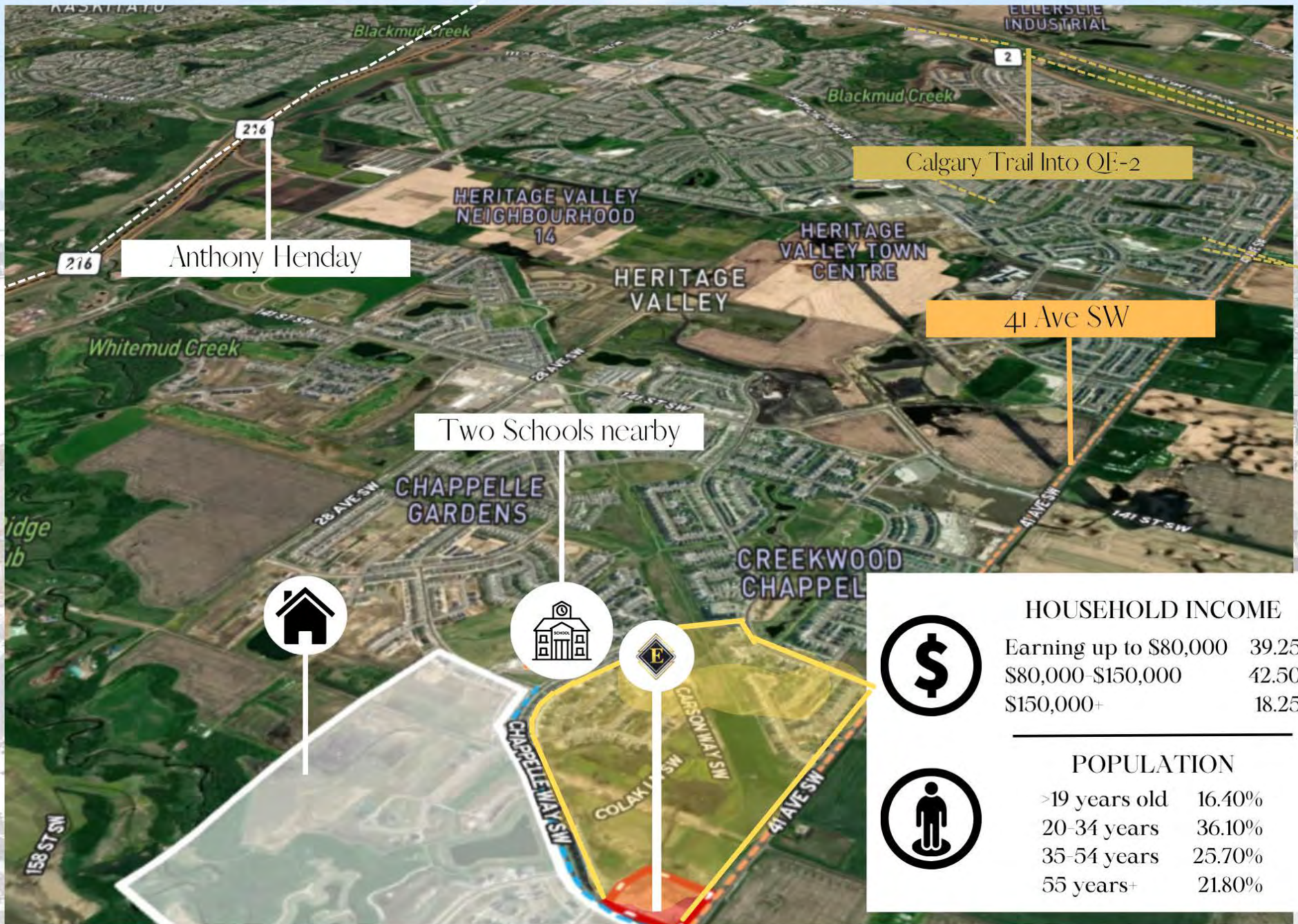
**Elite Center Chappelle is a commercial development featuring brand new primary retail units for lease!**

**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, Glenriding, and Creekwood Chappelle with over a population of 50,000.**

**Romi Sarna & Associates**

# AERIAL MAP



## 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: CG  
Net Lease Rate: Starting @ \$35.00 SF/Annum  
OP Cost: \$15.00/sq.ft/annum (EST 2024)\*  
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)

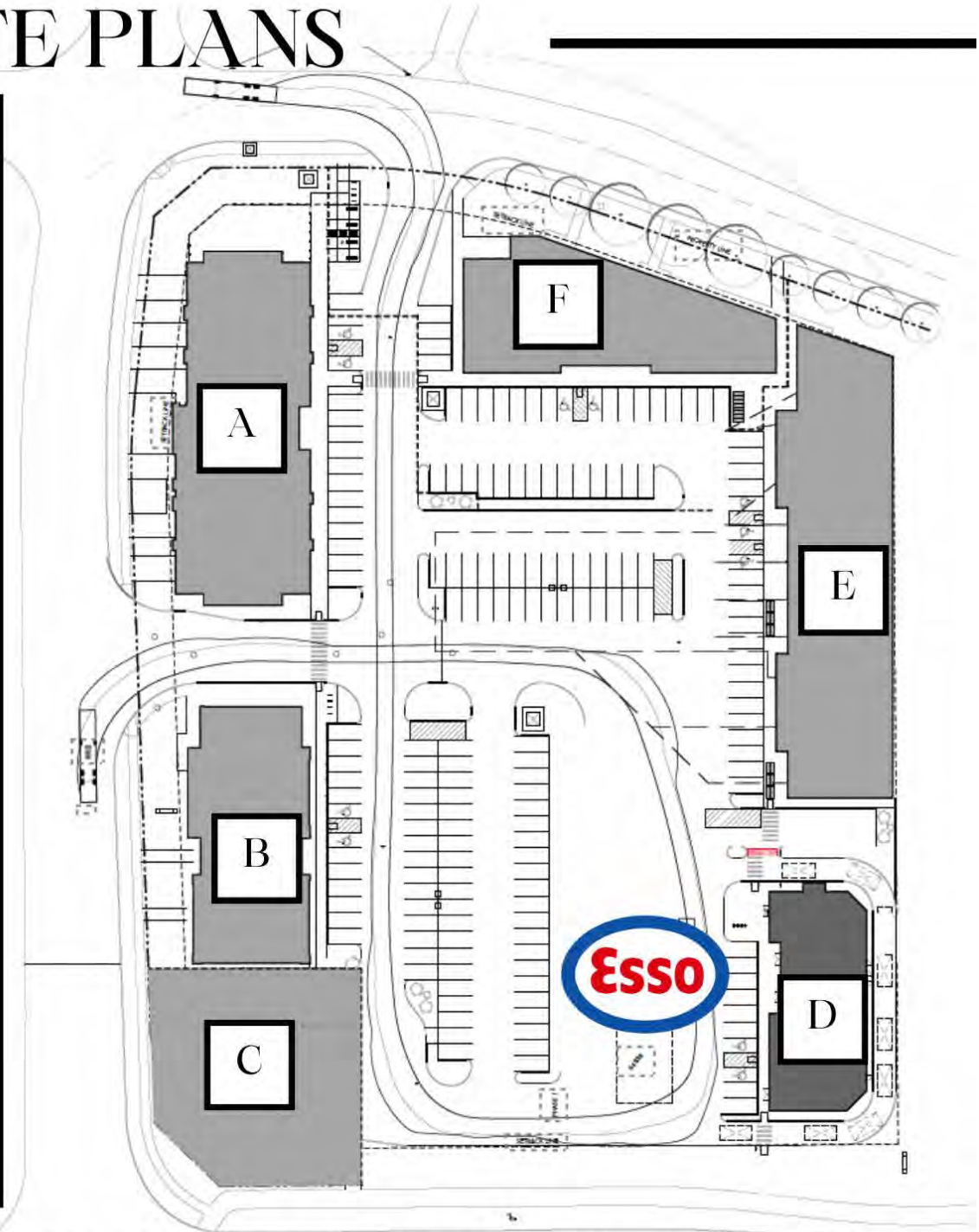
**BUILDING B:**  
1 UNIT AVAILABLE

**BUILDING C:**  
3600 Sq.Ft. Pad W/Drivethru (Future)  
AVAILABLE

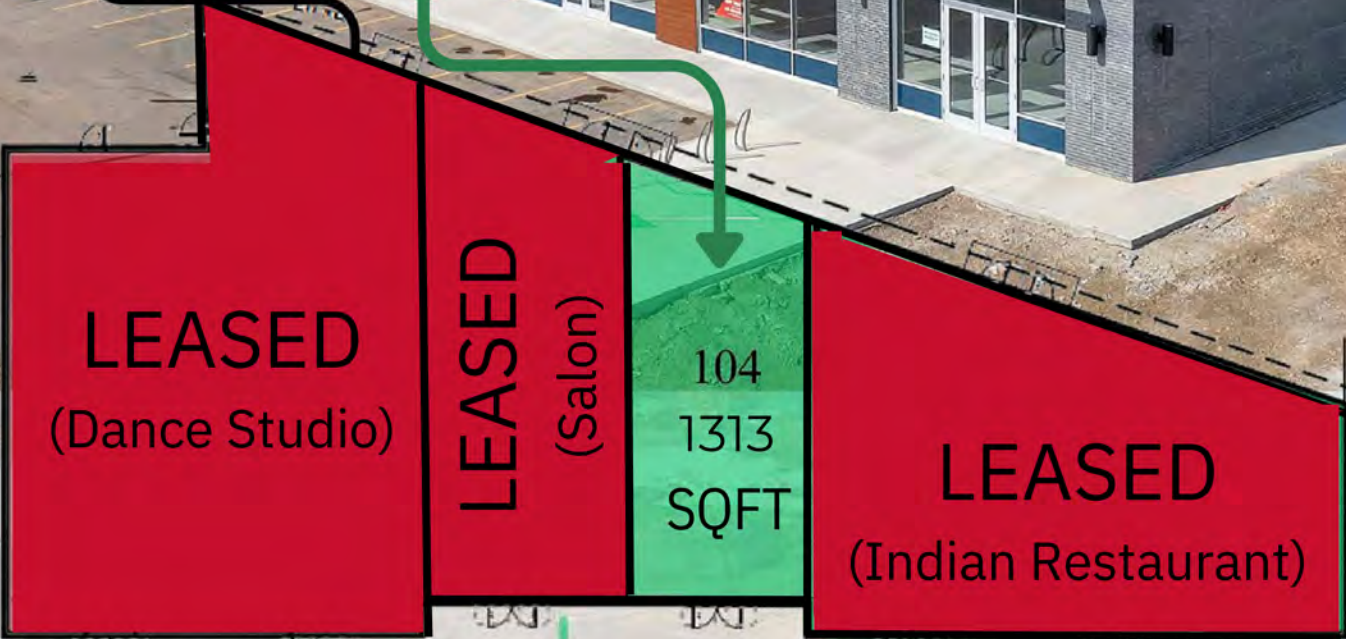
**BUILDING D:**  
ESSO & Convenience Store (LEASED)  
1307-2213 SQFT ENDCAP Drivethru Available

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

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



# SITE PLANS



**LEASED**  
(Dance Studio)

**LEASED**  
(Salon)

104  
1313  
SQFT

**LEASED**  
(Indian Restaurant)

Building F

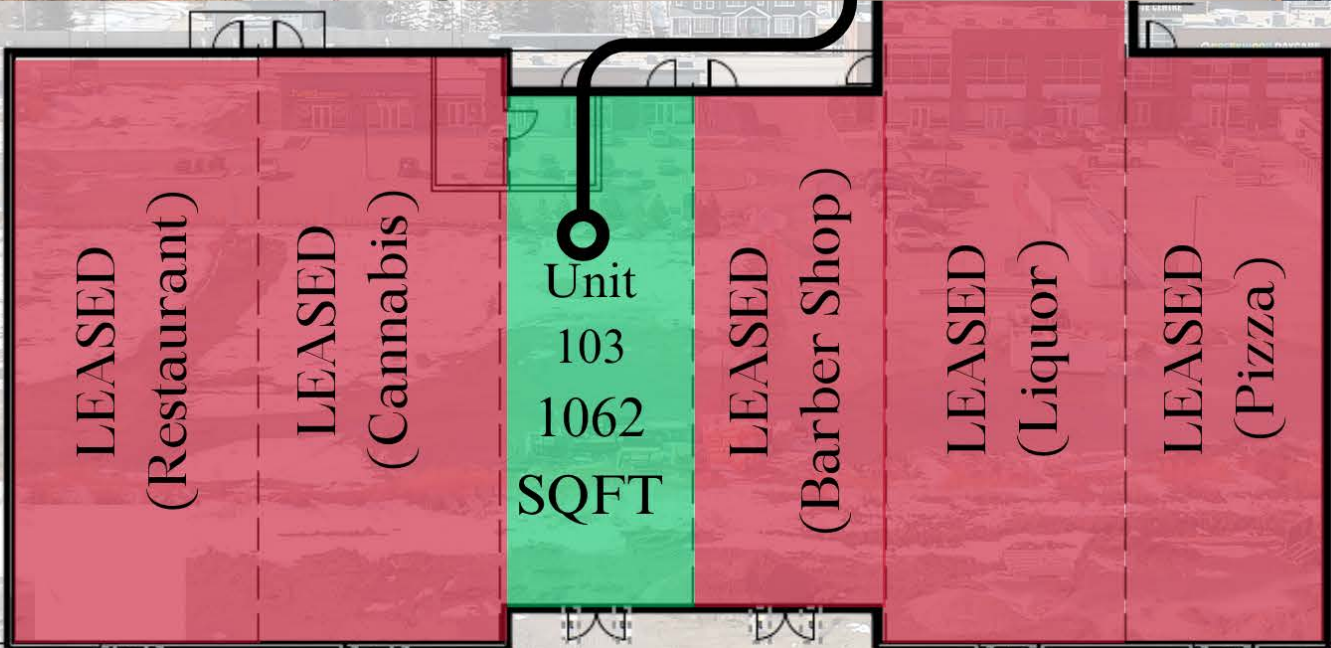
# SITE PLANS



**DRIVE THRU UNITS**

**Building D & ESSO**  
POSSESSION READY Q4 2023

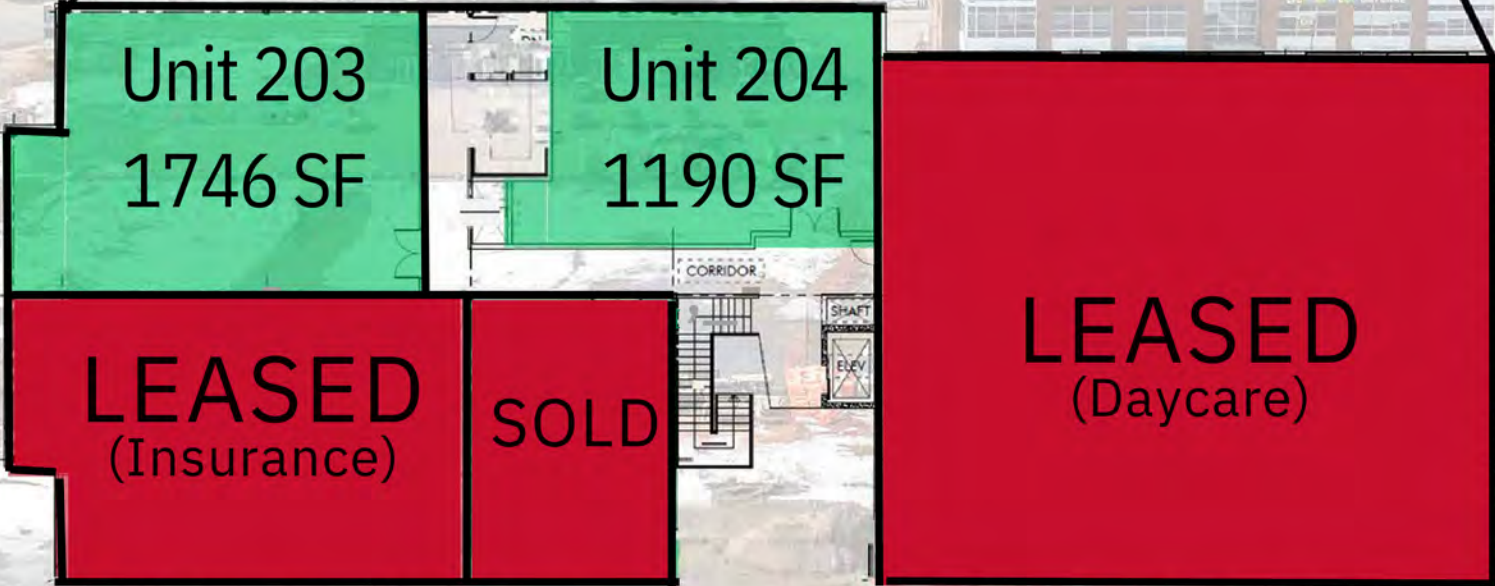
# SITE PLANS



Building B



# SITE PLANS



Second Floor Building A

\*SALE/LEASE



ROMI SARNA  
AND  
ASSOCIATES



## Contact Us

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