

| ELITE CENTRE CHAPPELLE |

8305 CHAPPELLE WAY | EDMONTON | AB

# OFFICE FOR SALE | LEASE



## BRAND NEW SECOND FLOOR OFFICE SPACE

- Fully customizable office suites ranging from +/- 906 SF - 1,746 SF
- Brand new mixed-use development in Southwest Edmonton surrounded by numerous rapidly growing neighborhoods
- Generate exposure for your business with pylon and digital signage available along 41 Avenue
- Ideally located along 41 Avenue in the heart of Chappelle providing quick access to QEII and Anthony Henday

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**Omada**  
COMMERCIAL

# PROPERTY FEATURES

<b>Vacancy</b>	Suite 201 906 SF Suite 203 1,746 SF Suite 204 1,190 SF
<b>Available</b>	Immediately
<b>Municipal</b>	8305 Chappelle Way SW, Edmonton, AB
<b>Legal</b>	Plan 2120841, Block 6
<b>Access</b>	41 Avenue, Chappelle Way
<b>Zoning</b>	<a href="#">CSC (Shopping Centre Zone)</a>
<b>Basic Rent</b>	Starting at \$26.00
<b>Op Costs</b>	\$14.00 PSF (2023 est.)
<b>Sale Price</b>	Starting at \$390.00 PSF
<b>Prop. Taxes</b>	\$7.40 PSF (2023 est.)
<b>Condo Fees</b>	\$6.80 PSF (includes water)
<b>Tenant Allowance</b>	Negotiable
<b>Year Built</b>	2020
<b>Internet</b>	Fibre Optic
<b>Parking</b>	3.7 surface stalls per 1,000 SF
<b>Signage</b>	<b>Pylon:</b> \$250.00/month <b>Digital:</b> \$50.00/month
<b>Existing Tenant Mix</b>	Insurance, Daycare, Physiotherapy, Grocery, Dentist, Medical Clinic, Pharmacy

## IDEAL TENANTS

- Lawyer
- Appraisal
- Architect
- Mortgage Broker
- Accounting
- Engineering
- Specialty Medical
- Psychology
- Education
- Registry
- Yoga
- Health & Wellness Services



ONSITE AMENITIES



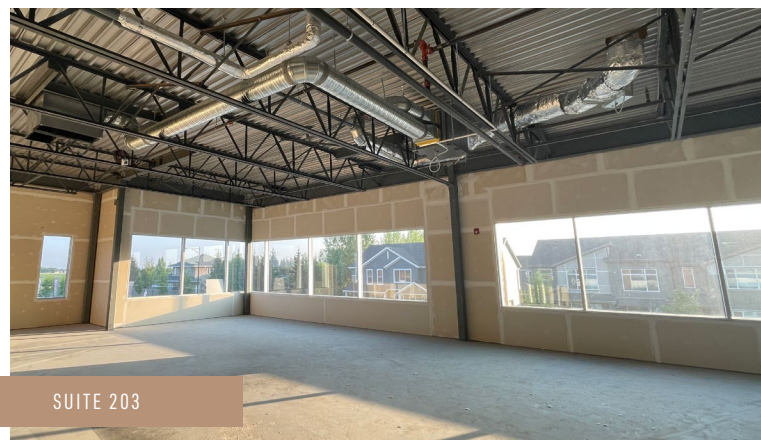
PYLON SIGNAGE AVAILABLE



AMPLE SURFACE PARKING



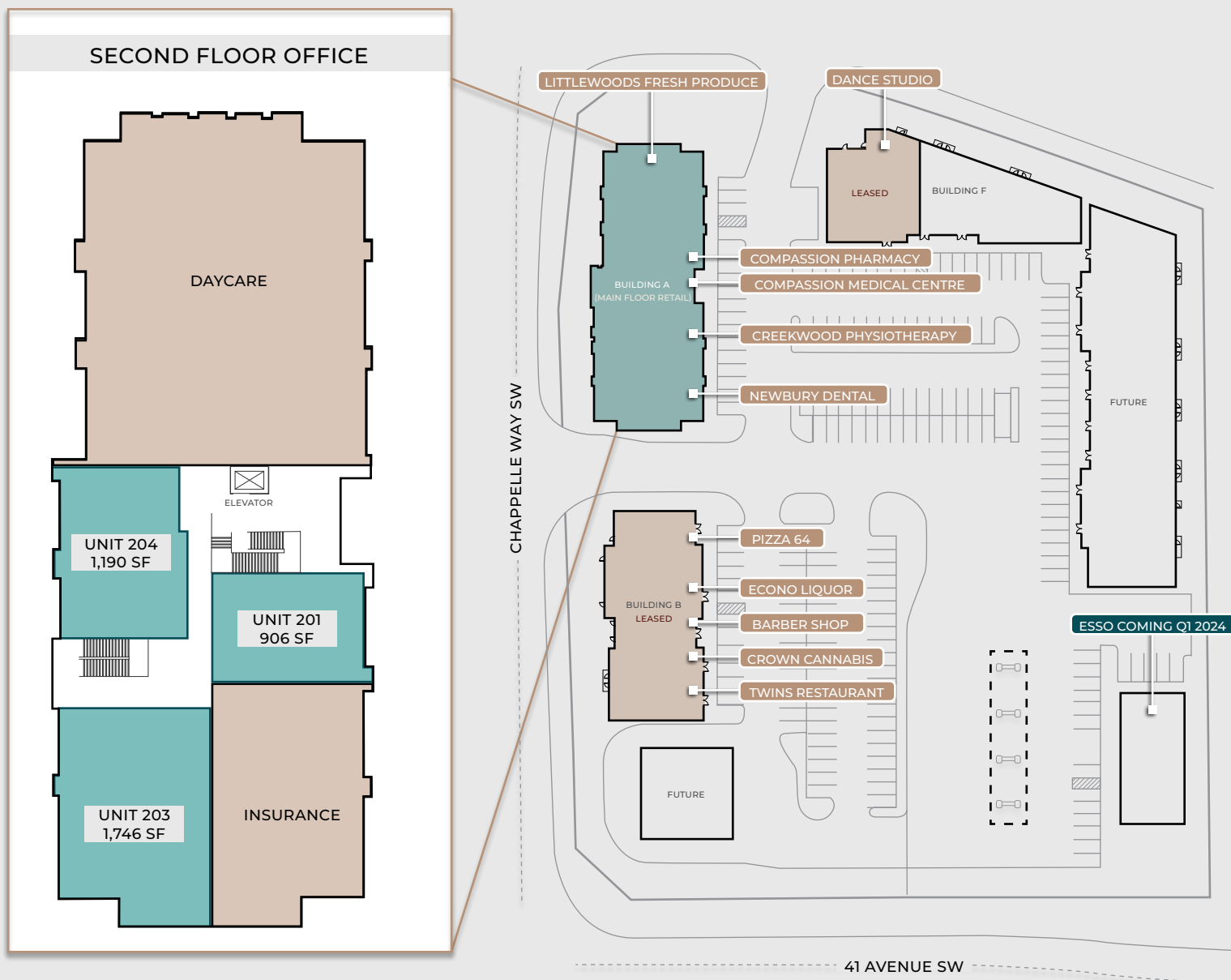
SUITE 201



SUITE 203



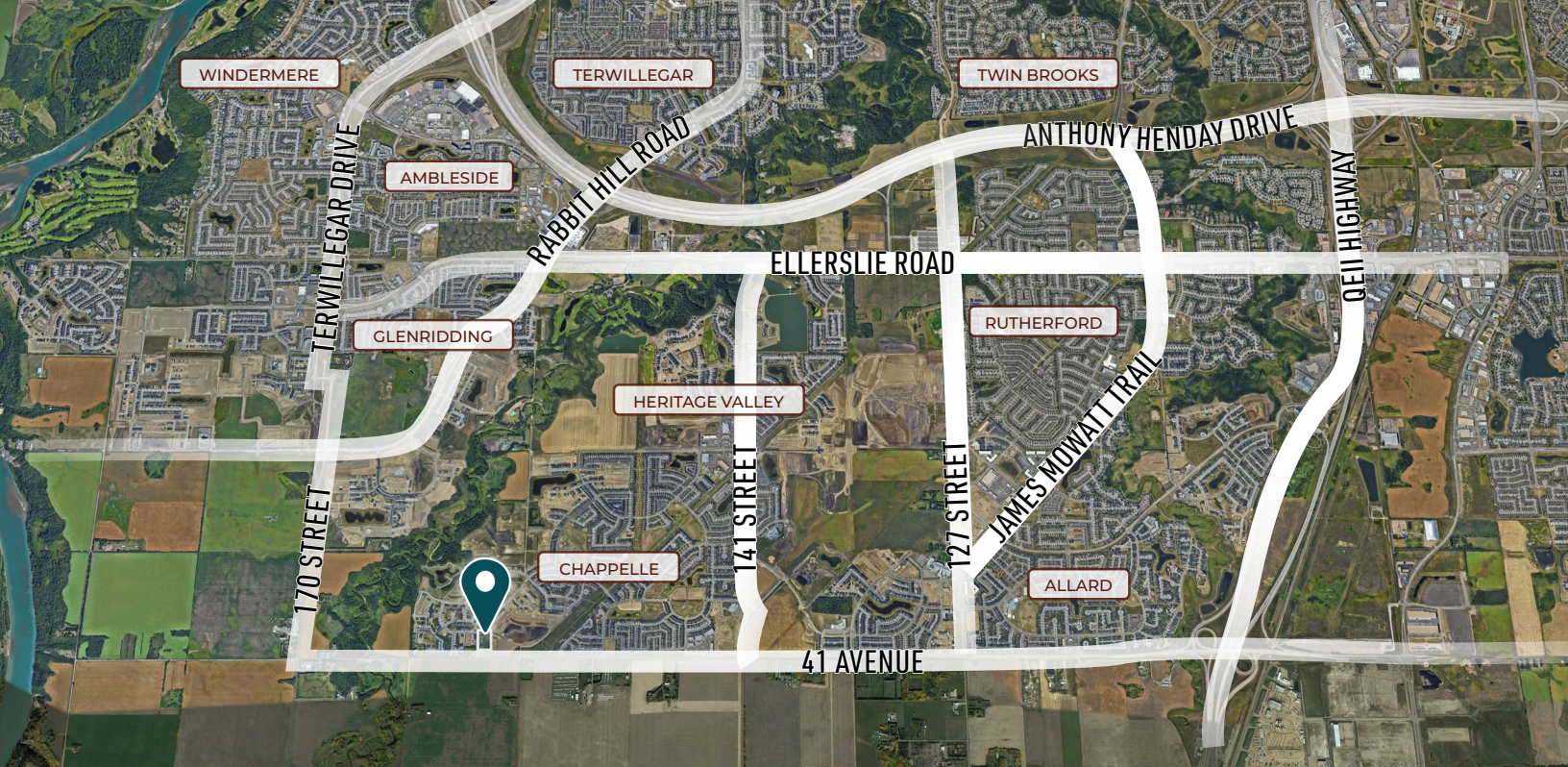
SUITE 204



## VACANCIES STARTING AT 906 SF AVAILABLE AT ELITE CENTRE CHAPPELLE

The second-floor office suites at Elite Centre Chappelle offer a prime business location in the growing neighborhood of Chappelle. These office suites offer modern features, ample natural light, and customizable spaces, allowing businesses to create a personalized and efficient workspace. With convenient access to major transportation routes and a range of amenities nearby, it offers excellent connectivity and convenience for both clients and employees. Leasing or buying in Elite Centre Chappelle offers a strategic opportunity to establish or expand a successful business presence in this thriving neighborhood. Join the vibrant existing tenant mix today!





## DEMOGRAPHICS (5KM RADIUS)



### [ POPULATION ]

51,675 residents  
36,313 daytime population  
**26.3% growth (2016-2022)**  
11.1% projected growth (2022-2027)



### [ INCOME ]

Average household income of \$150,729  
22.1% of households earn \$60,000 to \$100,000  
**61.3% of households earn more than \$100,000**



### [ AGE ]

0-19 yrs = 27.1%  
**20-39 yrs = 40.2%**  
40-59 yrs = 24.2%  
60+ yrs = 8.5%



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