

FOR SALE OR LEASE

ELITE CENTRE CHAPPELLE

NAICommercial



#201, 8311 CHAPPELLE WAY SW | EDMONTON, AB | SOUTHSIDE OFFICE CONDO

PROPERTY DESCRIPTION

- Shell space ready for tenant improvements located in a new mixed use development
- Second floor space with elevator access
- Located in the rapidly growing Southwest community of Chappelle
- Access to 41 Ave SW and Anthony Henday Drive



18,454
DAYTIME POPULATION



4.6%
ANNUAL GROWTH
2023-2028



406
EMPLOYEES



\$671M
CONSUMER SPENDING



61
BUSINESSES



\$152,198
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



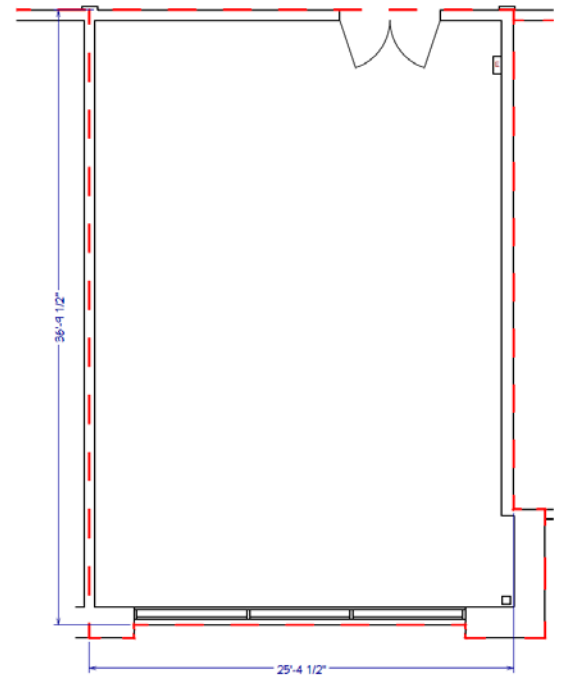
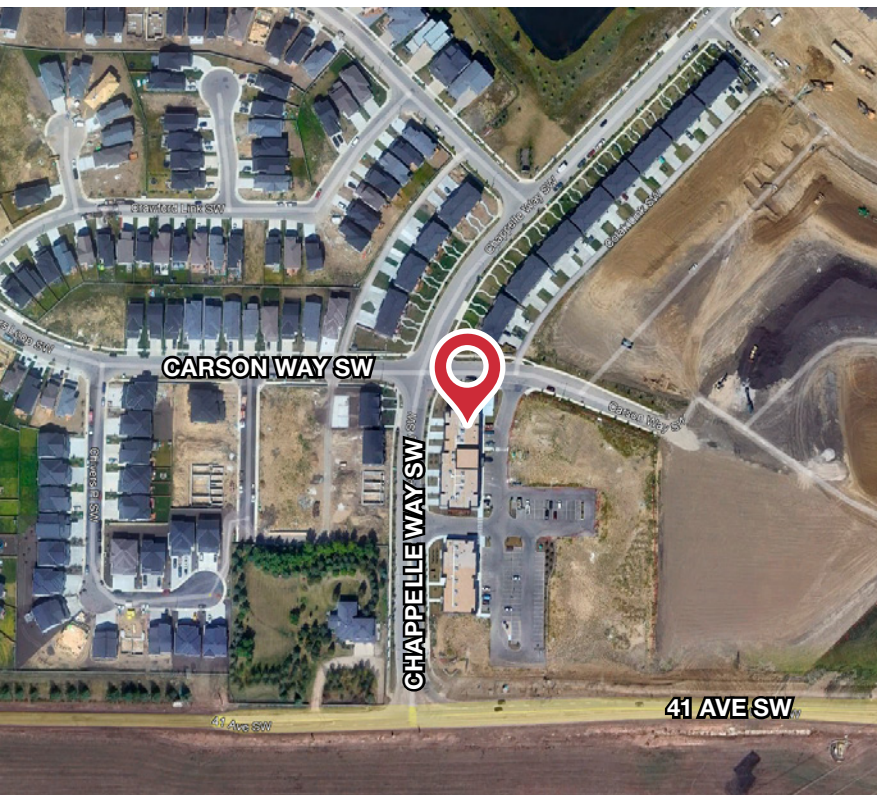
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ADDITIONAL INFORMATION

SIZE AVAILABLE	952 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 2120841, Unit 7
YEAR BUILT	2019
ZONING	General Commercial (CG)
AVAILABLE	Immediately
PARKING	Scramble
OFFICE DIMENSIONS	24.5'W x 36'D
NET LEASE RATE	\$26.00/sq.ft./annum
OPERATING COSTS	\$15.83/sq.ft./annum (2024) includes common area maintenance, property taxes, building insurance and management fees
CONDO FEES	\$515/month (2024)
PROPERTY TAXES (2024)	\$7,303.80
SALE PRICE	\$450,000 \$399,000 \$349,000



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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