



**FOR LEASE**

901 SF Unit in the Heart of Chappelle SW

# ROYAL CENTRE CHAPPELLE

3142 141 SW Street, Edmonton AB

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## 901 SF Unit in Royal Centre Chappelle

Located in the heart of the Chappelle community in Southwest Edmonton, Royal Centre Chappelle is a well-positioned neighbourhood commercial centre anchored by a dense and rapidly growing residential population. Situated at 3142 142 Street, the property benefits from strong visibility along key neighbourhood routes, convenient access for local traffic, and ample on-site parking.

The centre currently offers one 901 square foot unit available for lease, ideally suited for retail, professional services, medical, personal care, or convenience-based concepts. The space is designed to serve daily neighbourhood needs and benefit from consistent local traffic generated by surrounding homes, schools, parks, and nearby community amenities.

Royal Centre Chappelle presents a compelling opportunity for businesses looking to establish a strong presence in one of South Edmonton's most active and expanding residential corridors.

## PROPERTY DETAILS

<b>Municipal Description</b>	3142 141 SW Street Edmonton AB
<b>Legal Description</b>	Plan 1423886 Blk 3 Lot 77
<b>Zoning</b>	DC2 1128
<b>Vacant Unit Size</b>	901 sqft
<b>Base Rent</b>	Market
<b>Additional Rent</b>	\$16.50 PSF (2026 Estimate)
<b>Possession</b>	Immediately



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## DEMOGRAPHICS (3KM RADIUS)

72,000

**Population**

29,000

**Households**

34-37

**Median Age**

\$112,000  
per year

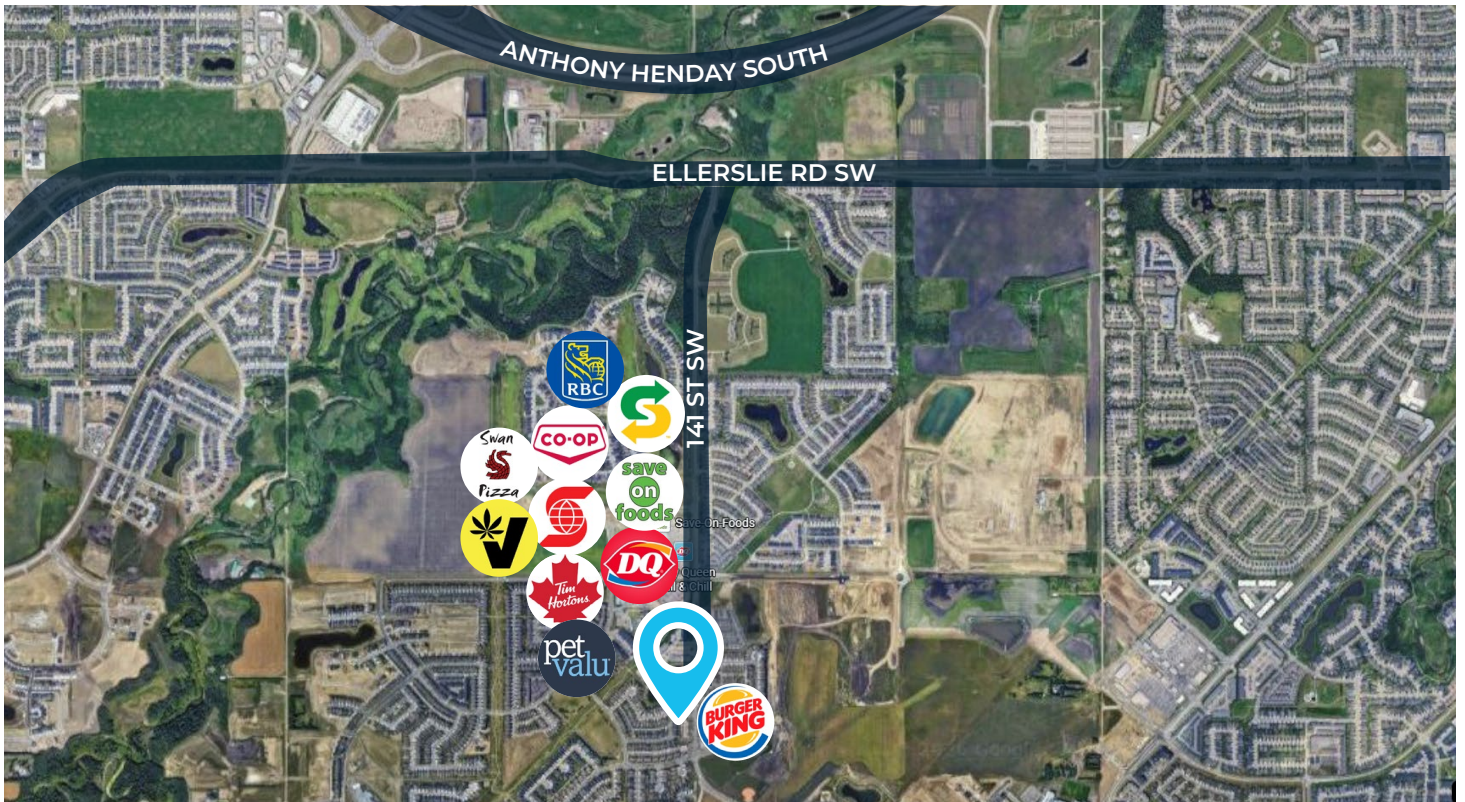
**Average  
Household  
Income**

22,000  
vehicles  
per day

**Traffic Volume  
(141 St & Ellerslie  
Rd Area)**

\$950M  
annually (est.)

**Total Consumer  
Spending**



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