

For Lease | Sale

Elite Centre Chappelle
1190 Sq. Ft. Second Floor Unit

Only 2 Units Remaining



**204-8311 Chappelle Way
Edmonton, AB**

RE/MAX
REAL ESTATE
COMMERCIAL

Gurmeet Sandhu, REALTOR®
780.991.6663 |
gurmeetsandhu141@gmail.com

Gurprit Gill, REALTOR®
587.501.9936 |
gurprit.gill@remax.net

PROPERTY HIGHLIGHTS



- Lease Rate: Market
- Additional Rent: \$15.00 per sq.ft (2024)
- Sale Price: \$368 per sq. ft.
- Property Tax: \$7.40 per sq. ft (2024)
- Condo Fees: \$6.80 per sq. ft
- Zoning: General Commercial
- Elevator Access
- Ample Natural Light
- Built in Customer base
- Convenient access to 41 Avenue SW and Anthony Henday



Population (Estimate) 30,000 (3 Km)



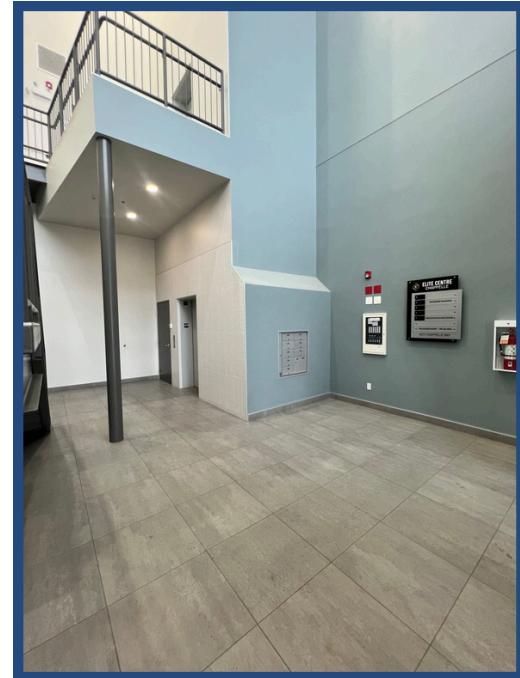
Median Household Income (Estimate) \$131,523

PROPERTY DETAILS

Second Floor



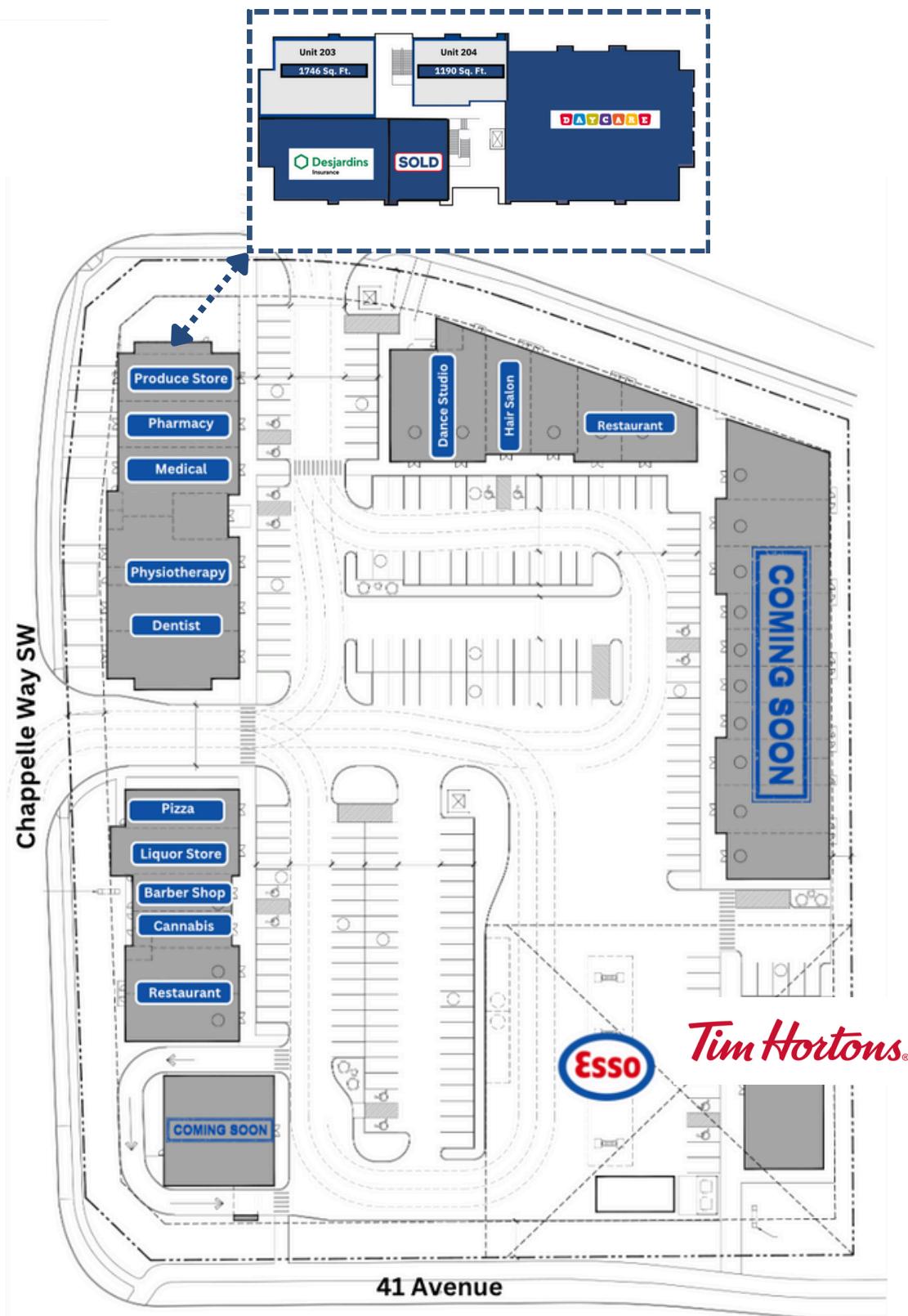
Property Photos



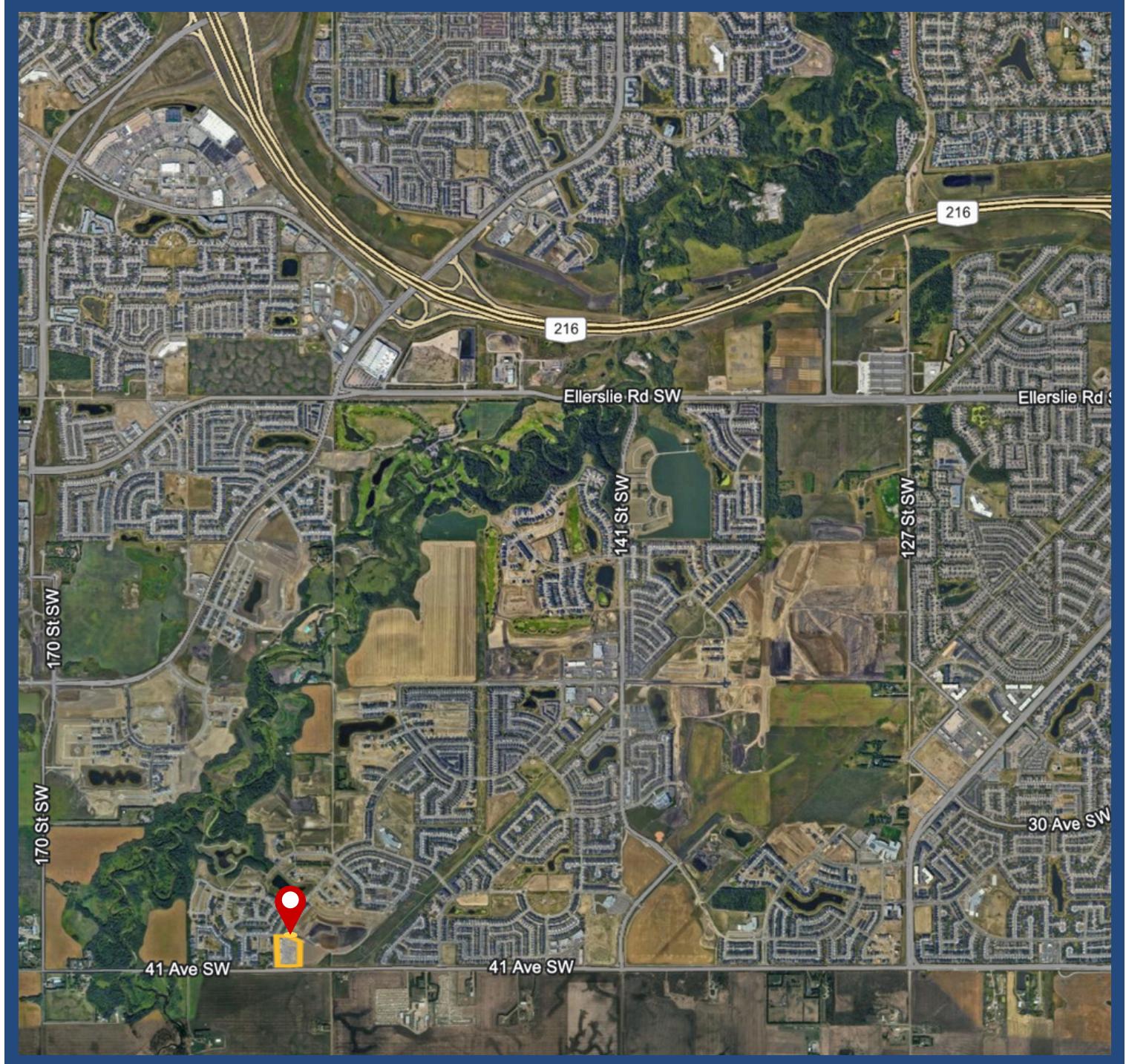
PROPERTY DETAILS

Site Plan

Second Floor



LOCATION



Not intended to solicit properties currently listed or buyers under contract. The information provided herein is from sources believed to be reliable; however, no responsibility is assumed for its accuracy, and it does not form part of any contract. All details are subject to verification and may change without notice. E.&O.E. (Errors and Omissions Excepted).

Gurmeet Sandhu, REALTOR®

780.991.6663 | gurmeetsandhu141@gmail.com

10835 - 124 Street Edmonton, AB. T5H 1P9

RE/MAX
COMMERCIAL