

# For Lease | Sale

**Elite Centre Chappelle**  
1190 Sq. Ft. Second Floor Unit

**Only 2 Units Remaining**



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



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# 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

**Gurmeet Sandhu, REALTOR®**

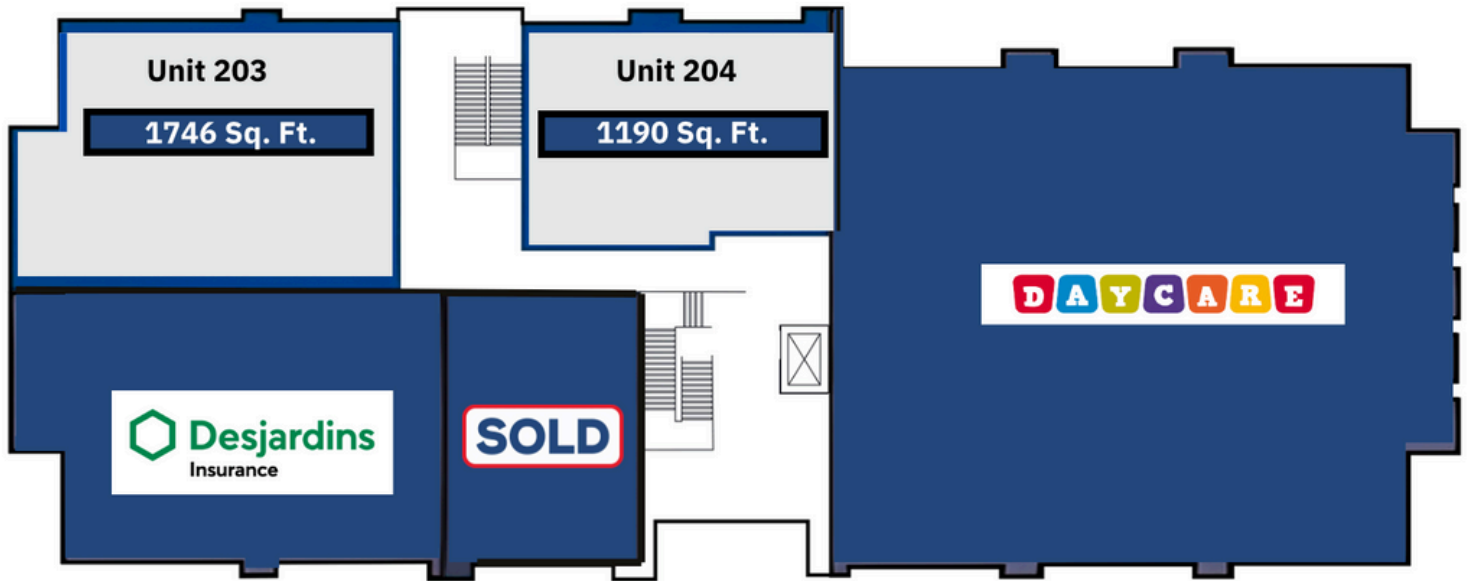
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# PROPERTY DETAILS

## Second Floor



## Property Photos



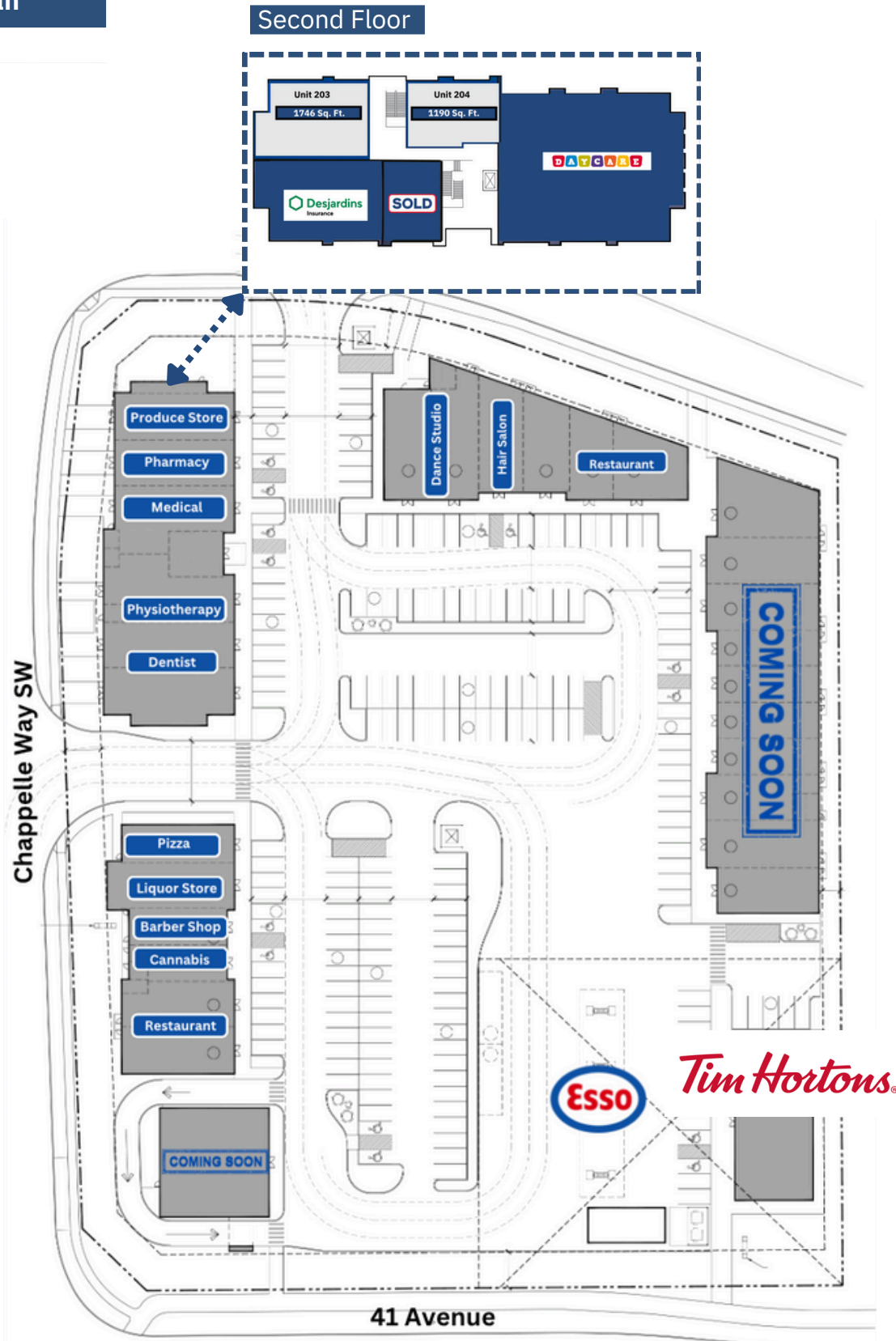
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# PROPERTY DETAILS

## Site Plan



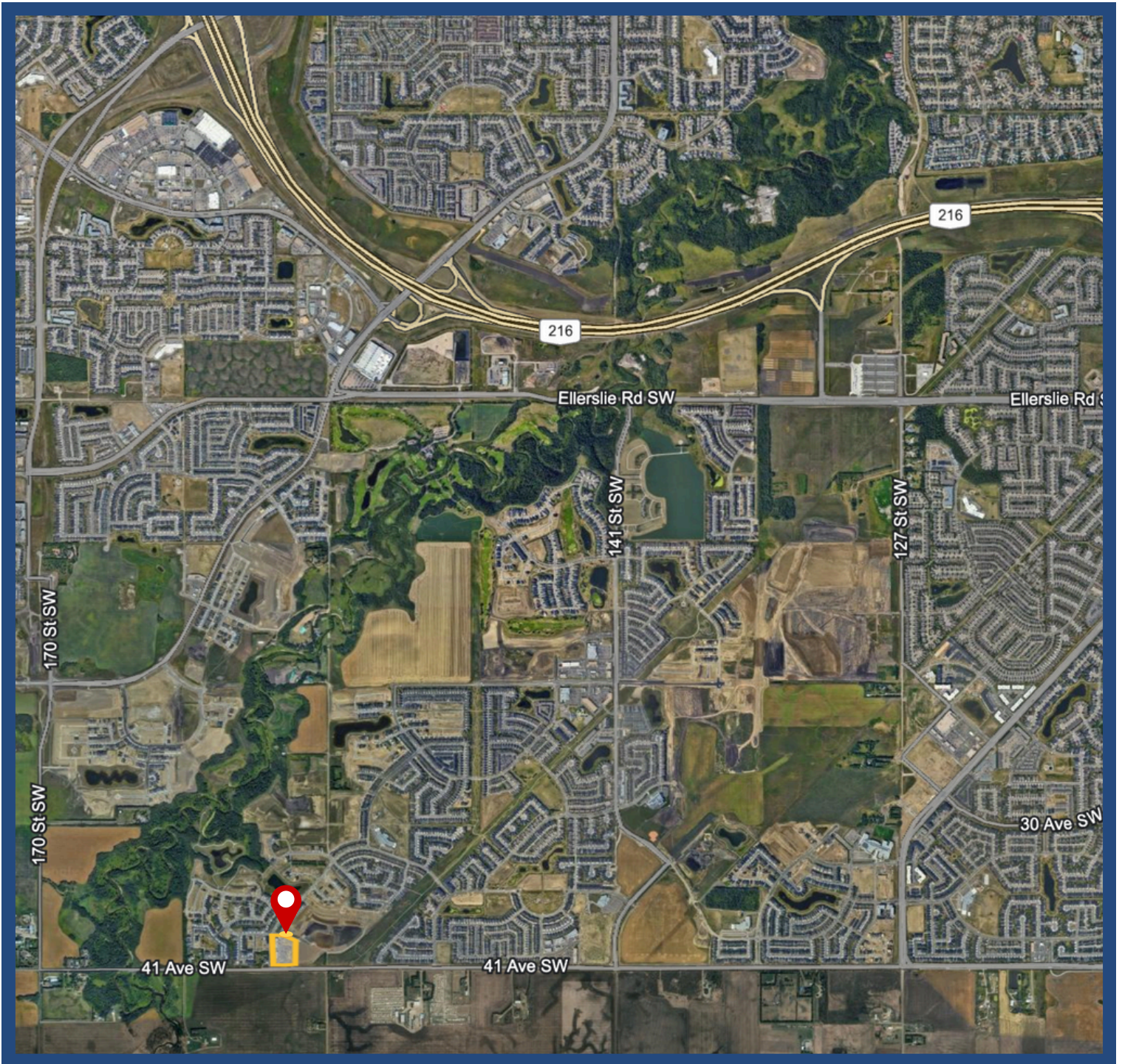
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# LOCATION



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).

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