

**SABLE** REALTY



1,746 SF Office Space with Elevator Anchored by Esso and Tim Hortons

# ELITE CENTRE CHAPPELLE

203-8311 Chappelle Way Edmonton AB

## NOAH ISSA

Vice President  
780-236-5723  
noah@sablerealty.ca

## ALI SHABEN

President, Broker/Owner  
780-446-8622  
ali@sablerealty.ca

## MAHMOUD SALEM

Associate  
780-807-6597  
msalem@sablerealty.ca



## 1,746 SF Office Space Unit Minutes from Anthony Henday

This bright 1,746 sq. ft. second-floor space at Elite Centre Chappelle is available to buy or lease. It is ideal for an accounting, law, psychology, or counselling office looking for a quiet, private setting with elevator access, big windows, and an open layout ready to be built out to suit. The building is already home to a daycare, dental office, pharmacy, physiotherapy clinic, and medical office, and the plaza is anchored by Tim Hortons and Esso, bringing steady traffic all day. Located at 41 Avenue SW and Chappelle Way, minutes from Anthony Henday Drive, with immediate possession available.

### PROPERTY DETAILS

|                              |                                    |
|------------------------------|------------------------------------|
| <b>Municipal Description</b> | 203-8311 Chappelle Way Edmonton AB |
| <b>Legal Description</b>     | Condominium Plan 2120841, Unit 2   |
| <b>Zoning</b>                | General Commercial                 |
| <b>Vacant Unit Size</b>      | 1746 SF                            |
| <b>Base Rent</b>             | Market                             |
| <b>Additional Rent</b>       | \$16.00 PSF (2026 Estimate)        |
| <b>Sale Price</b>            | \$355 per sq. ft.                  |
| <b>Property Taxes</b>        | \$7.40 PSF (2026 Estimate)         |
| <b>Condo Fees</b>            | \$6.80 PSF                         |
| <b>Possession</b>            | Immediately                        |



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## DEMOGRAPHICS

(within 3km)

40,000  
(Estimate)

**Population**

10,000  
(Estimate)

**Households**

33  
(Estimate)

**Median Age**

\$131,500  
(Estimate)

**Average Household  
Income (per year)**

## ABOUT CHAPPELLE

**Chappelle is one of Edmonton's fastest-growing neighbourhoods, and it is part of the larger Heritage Valley area, home to roughly 63,000 people and expected to reach about 96,000.**

In 2024, over 75% of all new home permits in Edmonton were issued in this corridor. New schools, a major district park, and the LRT extension are all being built to keep up. With homes going up faster than local services, demand for professional office space continues to grow.



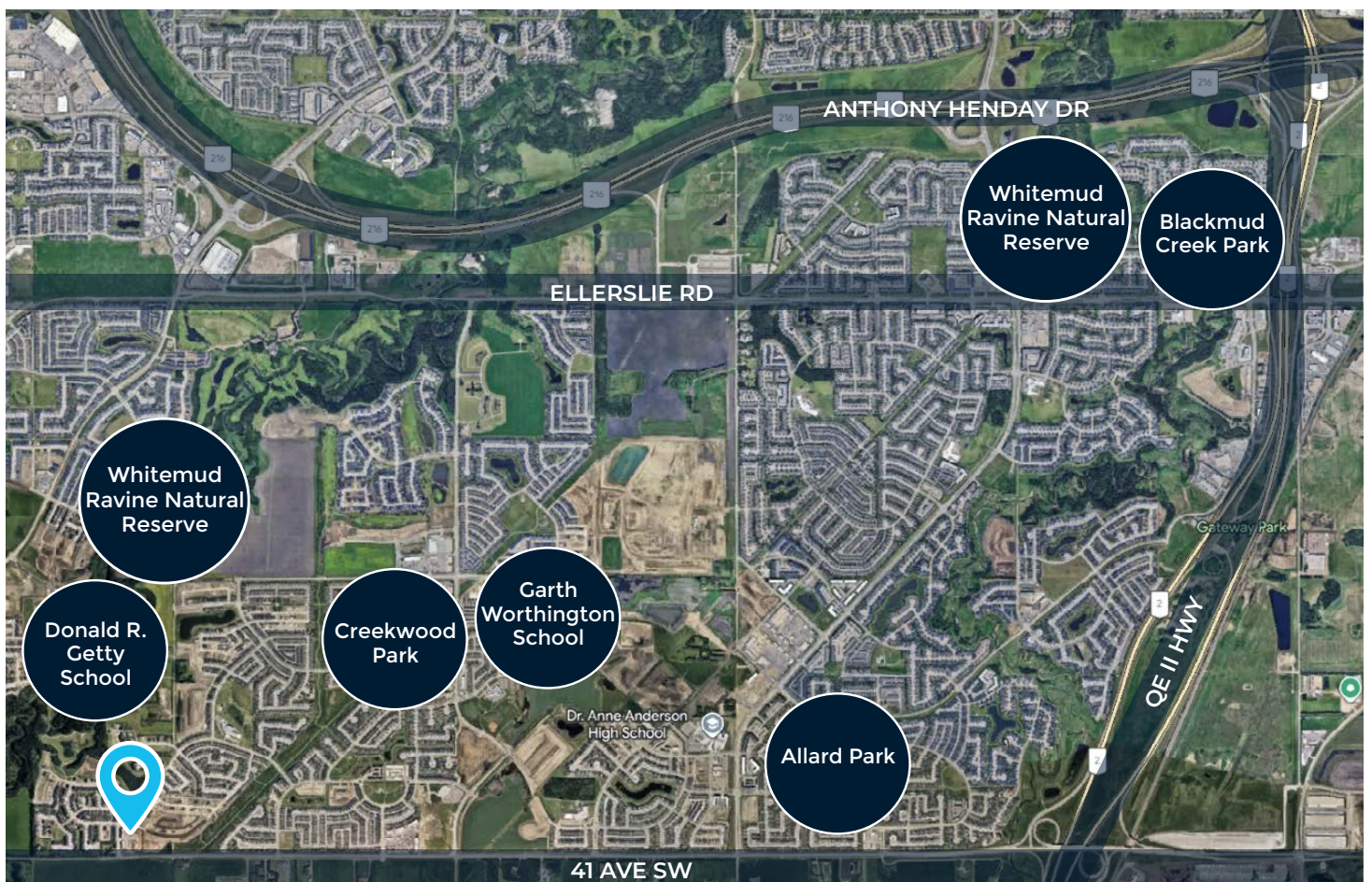
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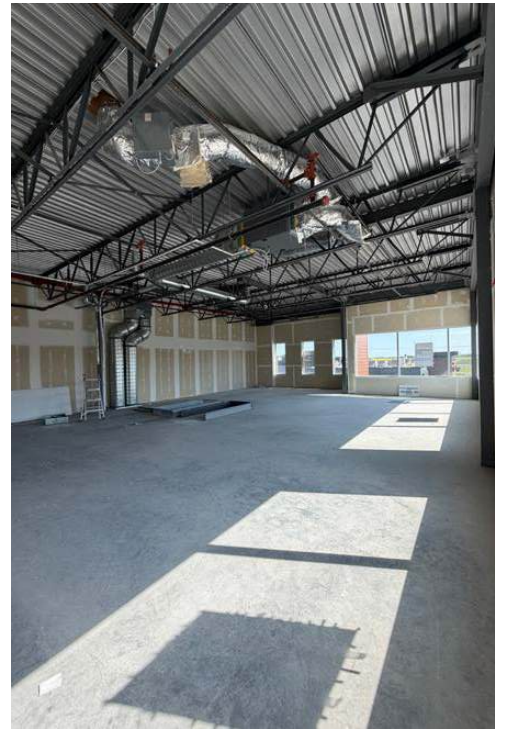
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