



## Edmonton Alberta

\$371,460

Welcome to CHAPPELLE ELITE CENTRE - NOW JOINING ! ESS0 GAS W/CONVENIENCE STORE. Buildings A (Main Floor 100% Leased). Final Main Floor Unit in BLDG B Unit 103/1062 sf Available. BUILDING Fpossession Ready. Exclusively positioned on 41 Ave & Chappelle Way SW (Heritage Valley). 5 Acre site. CB2 Zoning. Quick access To Anthony Henday, QE2 & Whitemud Freeway. Perfect for Retail / Office / Medical / Professional. Close to Don Getty K-9 School. Fantastic Growing Community. Boasting over 9,000 NEW Homes in the Area. 23.8% Population Growth (2015-2020), Average Household Income=\$125,000. COME JOIN OUR LIQUOR STORE, DENTIST, PHYSIO, MEDI, PHARMACY, INSURANCE, DAYCARE, PIZZA, & CHINESE RESTAURANT. NOW ALSO WELCOMING OUR DANCE STUDIO MOVING FAST! COME JOIN US! (id:6769)

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