

**AVISON
YOUNG**

For Lease/Sale
Heritage Valley Trail & 41 Avenue SW
Edmonton, AB



The Shoppes at Chappelle Crossing

Immediately Available

Avison Young is now leasing the final retail unit in this exciting new development in south-west Edmonton, located adjacent to a future large-format grocery store. The Shoppes at Chappelle Crossing is a 3 building development, with each multi-tenant building offering a unique opportunity.

Get more information

Ben Volorney
Principal
780.909.5810
ben.volorney@avisonyoung.com

Emma Anderson
Associate, Brokerage Services
587.416.3022
emma.anderson@avisonyoung.com

avisonyoung.com

For Lease/Sale

Heritage Valley Trail & 41 Avenue SW, Edmonton AB

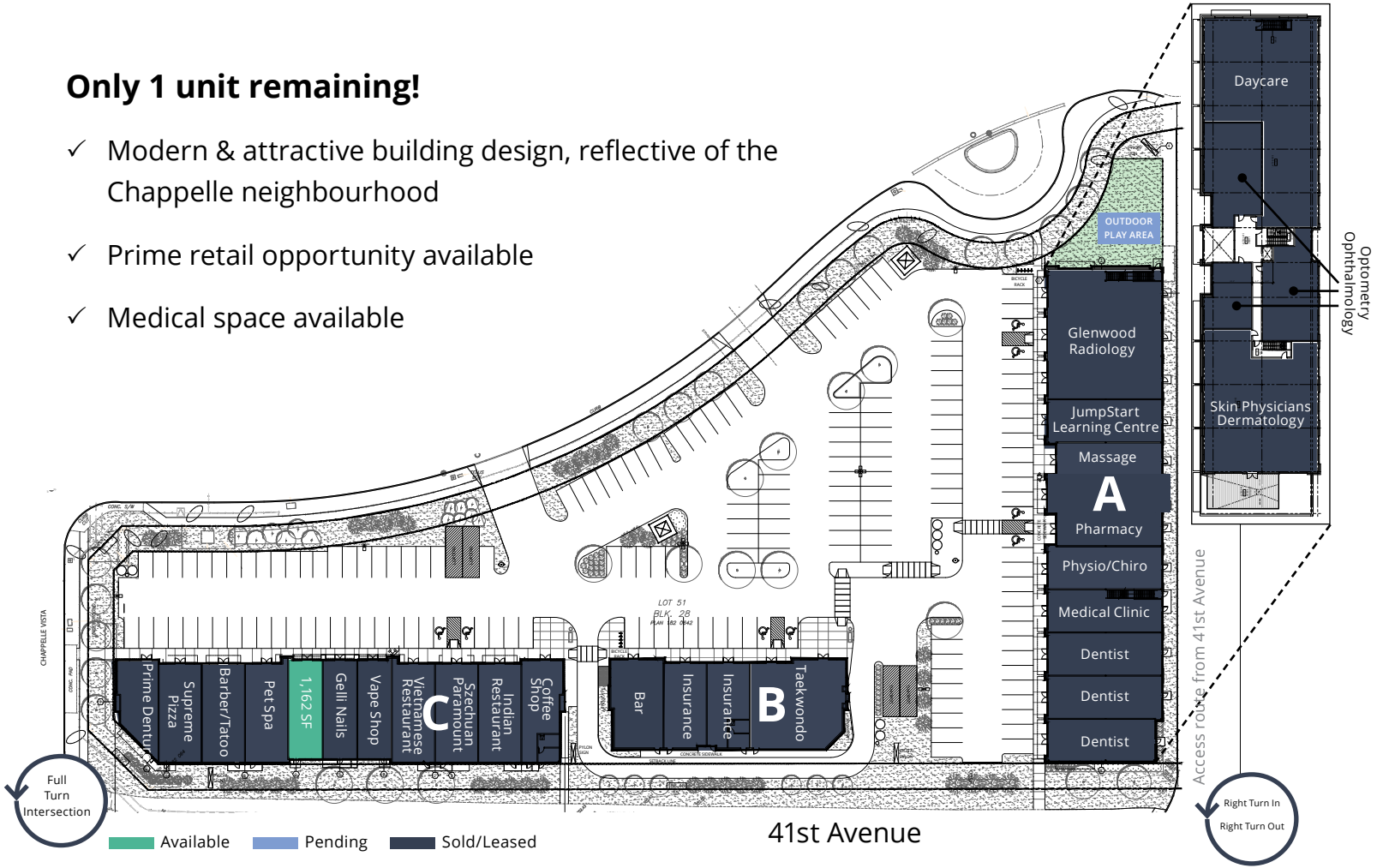


For Lease/Sale

Heritage Valley Trail & 41 Avenue SW, Edmonton, AB

Only 1 unit remaining!

- ✓ Modern & attractive building design, reflective of the Chappelle neighbourhood
- ✓ Prime retail opportunity available
- ✓ Medical space available



Building A
Fully Leased

Building B
Fully Leased

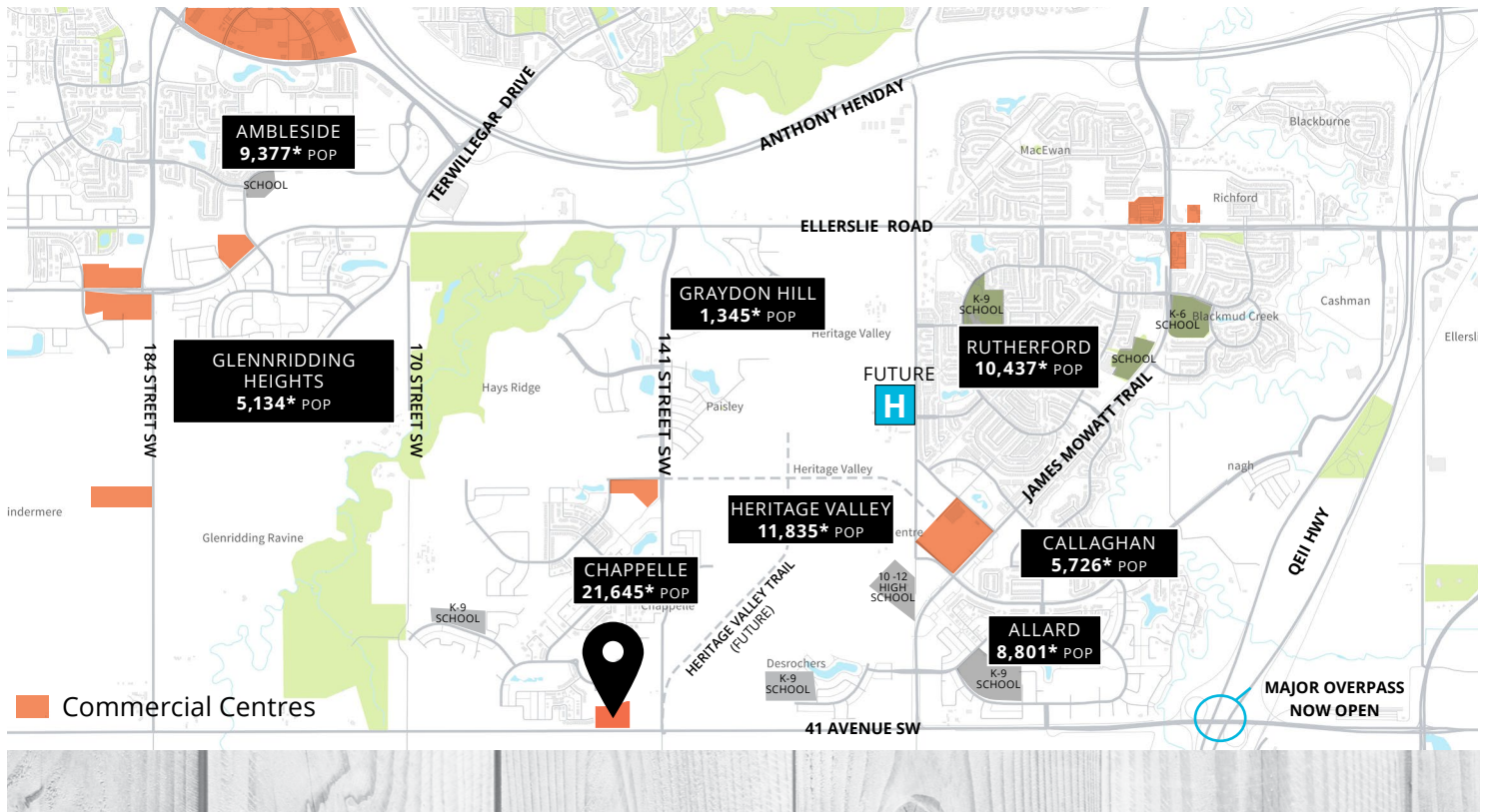
Building C
1,162 SF

Op. Costs
\$15.00 psf
(2026 estimate)

- Only 1 retail opportunity remaining
- Secure high profile retail space in the rapidly expanding Heritage Valley area
- Chappelle is a growing neighbourhood, anticipated to boast over 9,000 new homes
- Over 57,000 square feet of total leasable area, with ample surface parking available (approximately 200 public parking stalls)
- Excellent visibility and connectivity to HWY QEII, via newly opened 41st Avenue overpass
- Located in Creekwood Chappelle – a fast-growing community in southwest Edmonton

Highlights





The Shoppes at Chappelle Crossing is a partnership between Alliance MJ Developments and Xponential Development Group.

For more information, visit

www.avisonyoung.com

www.theshoppesatchappellecrossing.ca

WITHIN 3KM



43,793

2025 population estimate



\$134,132

Average household income (2025)



32.9

Median age (2025)



The Shoppes
at
Chappelle Crossing

Ben Volorney

Principal

780.909.5810

ben.volorney@avisonyoung.com

Emma Anderson

Associate, Brokerage Services

587.416.3022

emma.anderson@avisonyoung.com

**AVISON
YOUNG**