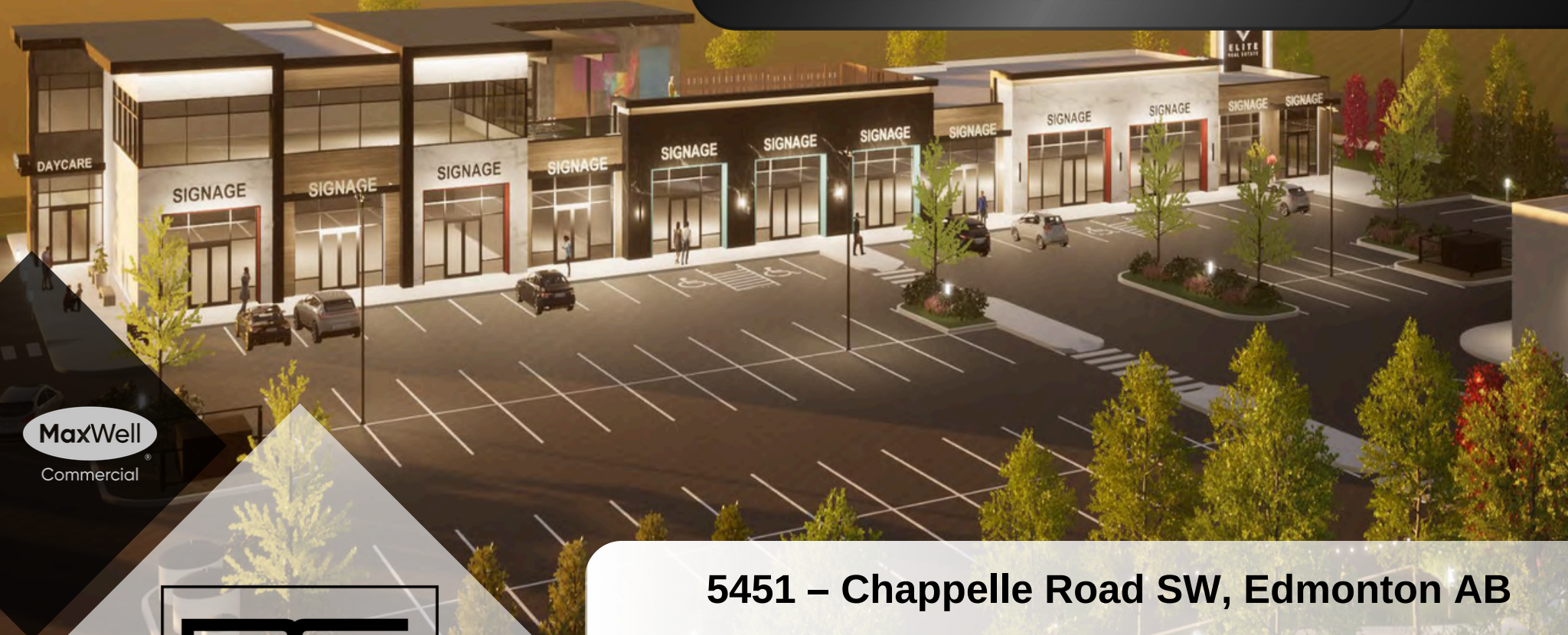


CARDINAL LANDING

FINAL 2 UNITS REMAINING PHASE-1



MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

5451 – Chappelle Road SW, Edmonton AB

FOR LEASE

CARDINAL LANDING

LOCATION HIGHLIGHTS

- Situated on Chappelle Rd / 41 Ave SW, in a fast-growing southwest Edmonton corridor.
- High traffic exposure on 41 Avenue and Chappelle Road.
- Convenient access to QE2, Anthony Henday Drive and EIA routes.

PROPERTY ADVANTAGE

- New mixed-use commercial hub at Cardinal Landing.
- Final 2 units remaining in Phase 1.
- High-end marble finishes and modern design.
- Flexible bay sizes for retail / office / medical.
- Ample on-site parking and pylon signage.
- Possession ready with immediate opportunities.

COME JOIN OUR GROWING COMMUNITY!

TRANSPORTATION LINKS

- Direct frontage to Chappelle Rd & 41 Ave SW.
- Fast access to Anthony Henday and QE2.
- Minutes to Nisku, airport and south Edmonton.

SURROUNDING DEMOGRAPHICS

- Located in Chappelle, one of Edmonton's fastest-growing communities.
- Population over 20,000 in Chappelle trade area.
- 20,340 households within a 5 km radius.
- Strong young family and residential customer base.
- Serves Heritage Valley and nearby communities.



AERIAL MAP



2024 ESTIMATED POPULATION

5,134	39,585	98,489
1 km	3 km	5 km



2029 PROJECTED POPULATION

5,681	49,048	118,089
1 km	3 km	5 km



AVERAGE HOUSEHOLD INCOME

\$114,579	\$113,458	\$117,801
1 km	3 km	5 km

WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

Transaction Type For Lease

Municipal

5451 Chappelle Road SW
Edmonton AB

Lease Rate

Starting at \$37.00 PSF

Op Costs

\$18.00 PSF (Estimated for 2026)

Legal Address

Plan 1820756, Block 20, Lot 1

Zoning

**CN - Neighbourhood
Commercial Zone**

Possession

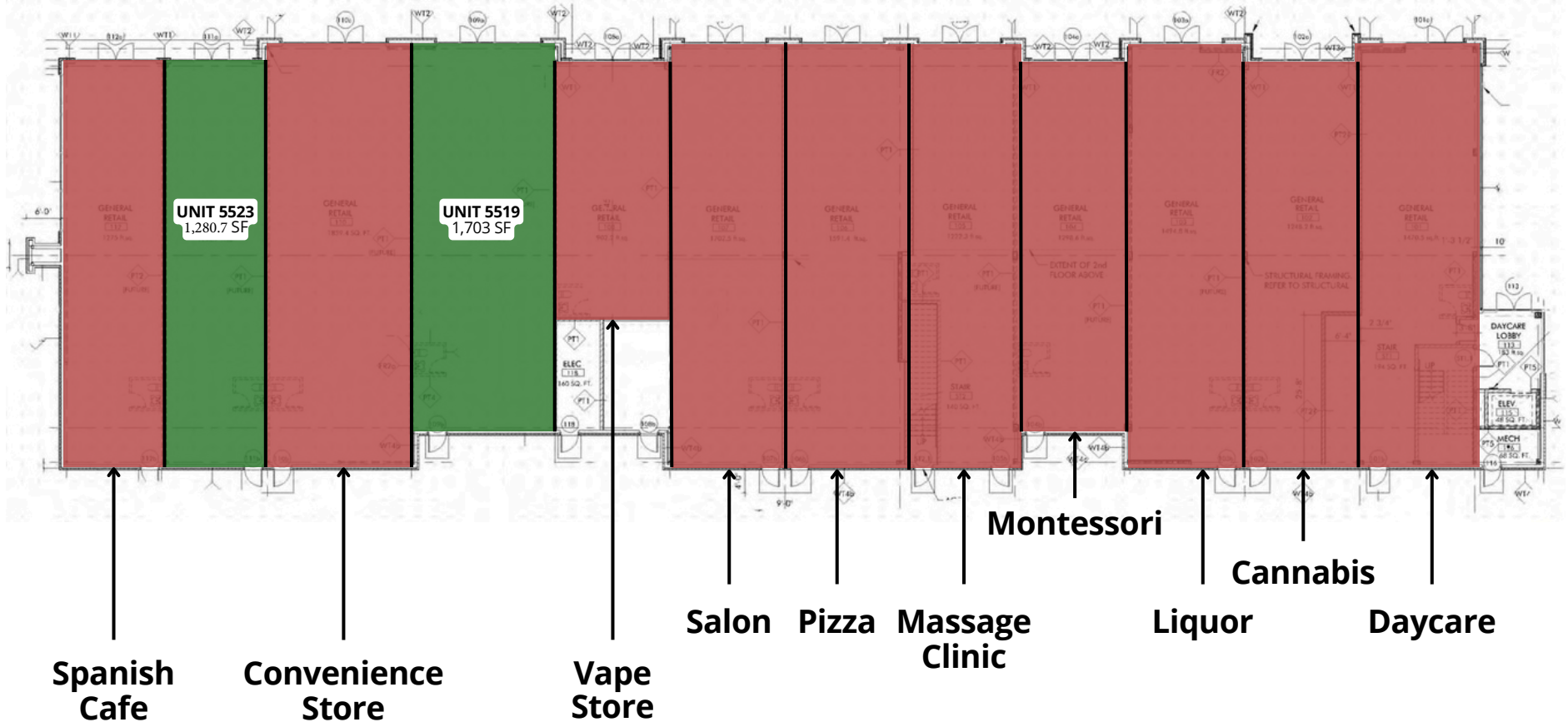
Possession Ready

PROPERTY PHOTOS



The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

BUILDING A Main Floor



LEGENDS

- Available
- LEASED

BUILDING A Second Floor (Daycare)



LEGENDS

-  Available
-  LEASED

CONTACT US

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RS

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