

# CHELSEA COMMON

38 Merganser Drive West, Chestermere, AB



# PROPERTY HIGHLIGHTS

Chelsea Place is a retail development located at the gateway of the community of Chelsea.

Just a short drive into the city, an even shorter drive to the lake and walking distance to all the amenities you need.

Building 1  
Unit 1 & 2 +/- 2,300 sf **LEASED**  
Unit 3 +/- 2,400 sf  
Unit 4 +/- 2,300 sf Under Offer

Building 2  
Unit 1 +/- 2,800 sf C/L  
2nd Floor +/- 10,000 sf **LEASED**  
Remaining units equal +/- 8,400 sf

Building 3 +/- 13,600 sf

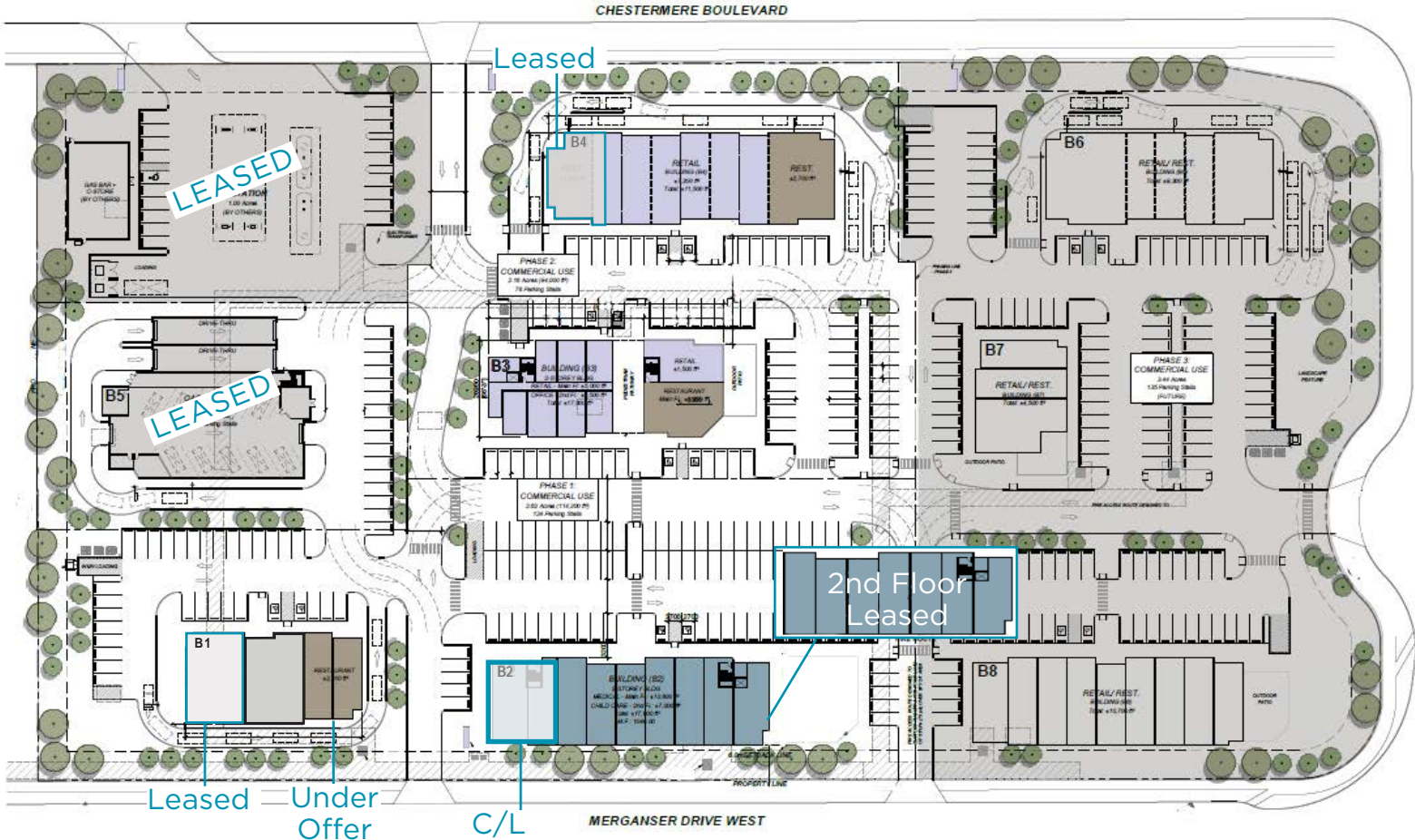
Building 4  
Unit 1 +/- 2,500 sf **LEASED**  
Remaining units equal +/- 8,400 sf

Building 5 +/- 2,400 sf **LEASED**

Building 6 +/- 10,000 sf  
Building 7 +/- 3,500 sf



# SITE PLAN



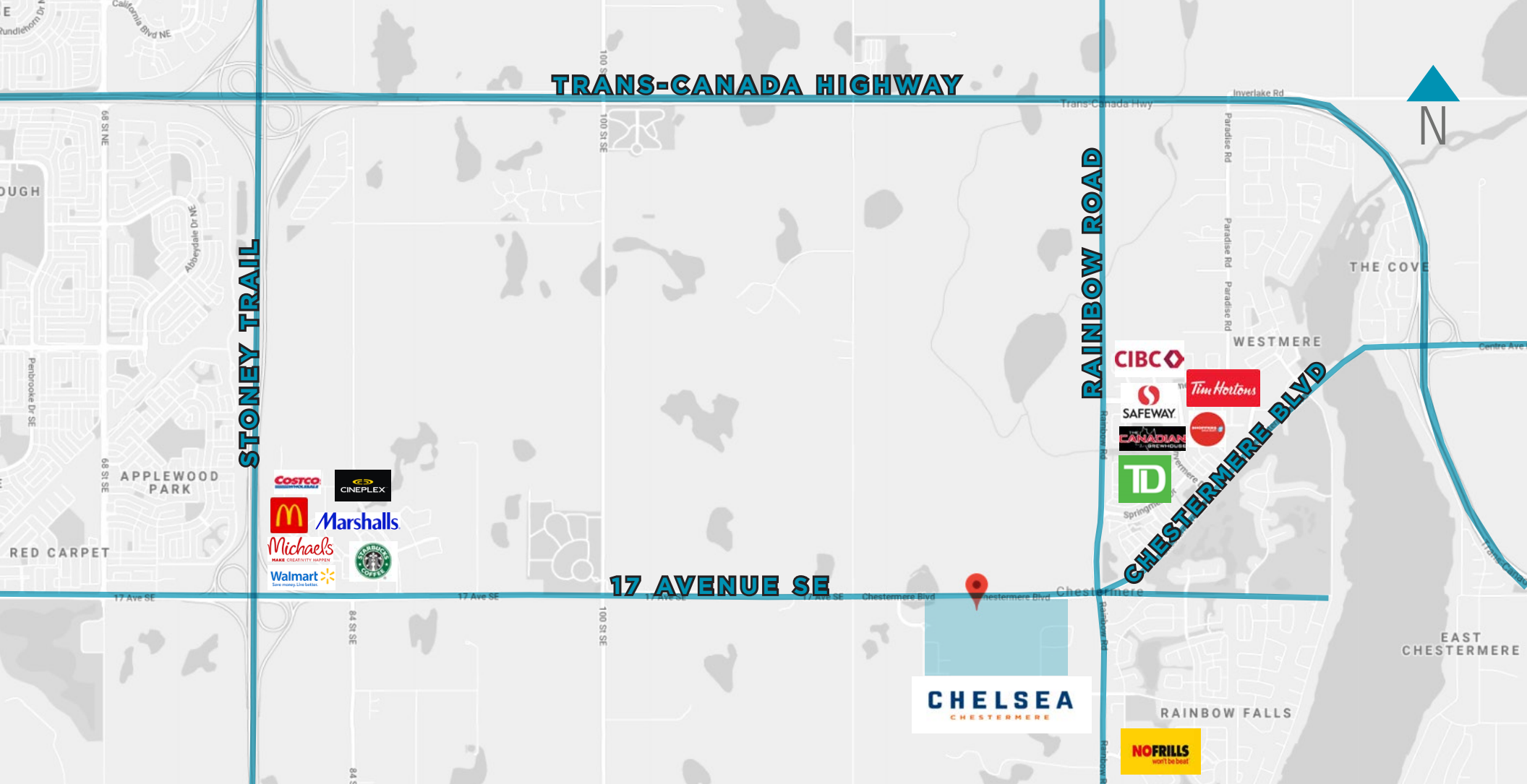
**AVAILABLE SF:**

- Building 1 +/- 2,400 sf
- Building 2 +/- 8,400 sf
- Building 3 +/- 13,600 sf

- Building 4 +/- 8,400 sf
- Building 5 +/- 2,400 sf
- Building 6 +/- 10,000 sf
- Building 7 +/- 3,500 sf

**ADDITIONAL PROPERTY INFO:**

Net Rent	Market
Op Cost	\$12.00 psf (est 2024)
Occupancy	Summer 2024



## WHAT'S NEARBY

Chelsea is located on the west side of Chestermere which means it is only 25 minutes from downtown Calgary and 5 minutes away from the big box favourites at East Hills. To the east, you have all the great amenities of Chestermere including smaller businesses and the lake.

Chelsea is Chestermere's gateway, offering all-around convenience, year-round recreation opportunities and family-focused living. Chelsea residents can work in the big city, play at the lake and walk to the corner store—all on the same day.

Chelsea is a 316 acre community that will be home to over 5,400 residents.

You will be able to quickly and easily enjoy all your favourite activities.

Life is better when you live in the middle of everywhere.



# DEMOGRAPHICS

WITHIN 5 KM

Source: PiinPoint

## POPULATION

22,670



## TOTAL DAYTIME POPULATION

18,402



## TOTAL HOUSEHOLDS

7,104



## AVERAGE HOUSEHOLD INCOME

\$144,287



## MEDIAN COMMUTING DURATION

26.2 MINUTES



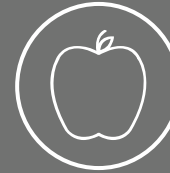
## AVERAGE FAMILY SIZE

3



## ANNUAL SPENDING ON GROCERIES

\$5,884.70



## ANNUAL SPENDING ON HEALTH CARE

\$2,856.20



# CONTACT

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**SIGNAGE**   
LUXURIA DEVELOPMENTS

  
**LUXURIA**  
GROUP

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