

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

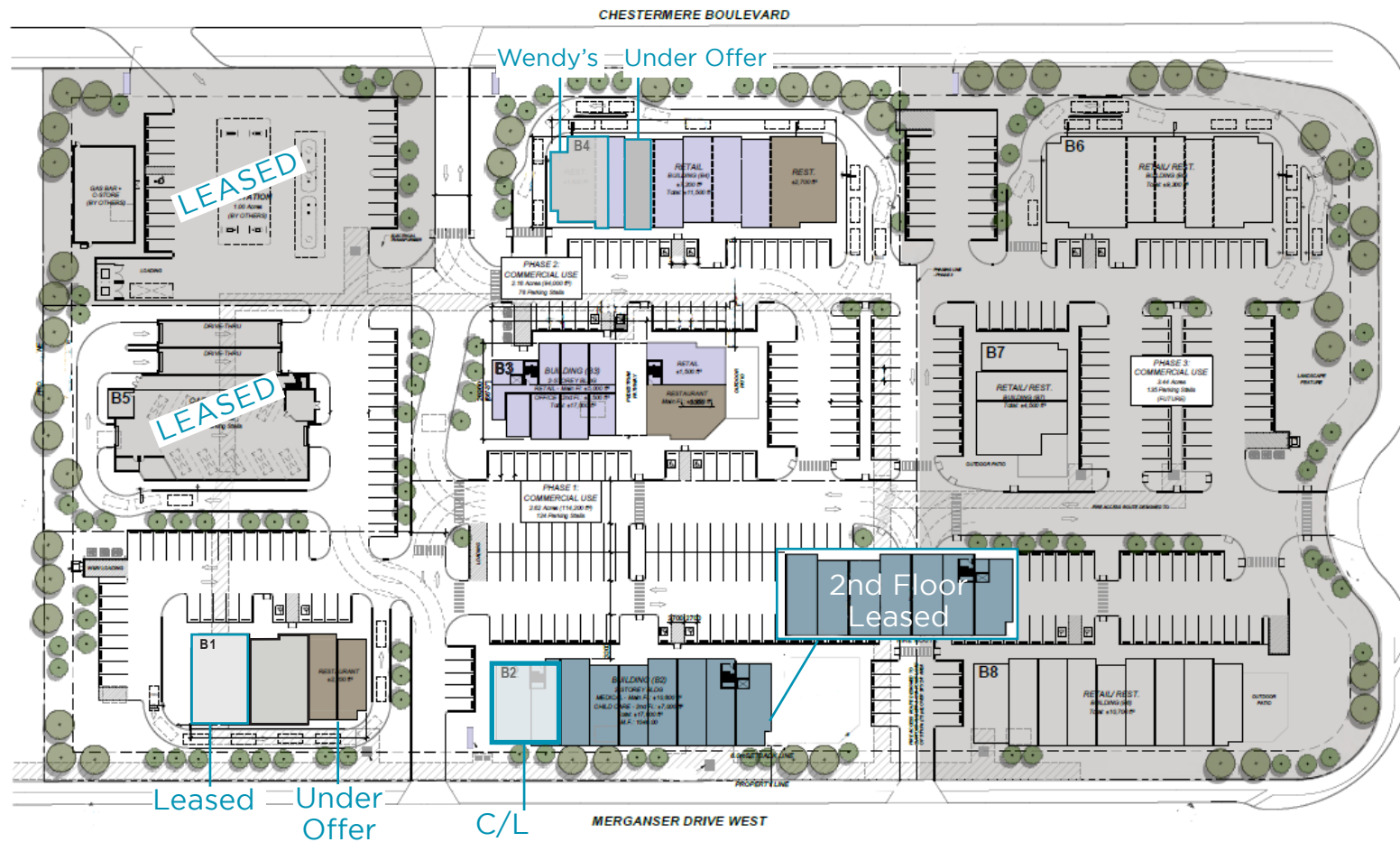
Building 4
Unit 1 +/- 2,500 sf **LEASED**
Remaining
units equal +/- 8,400 sf

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

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



SITE PLAN



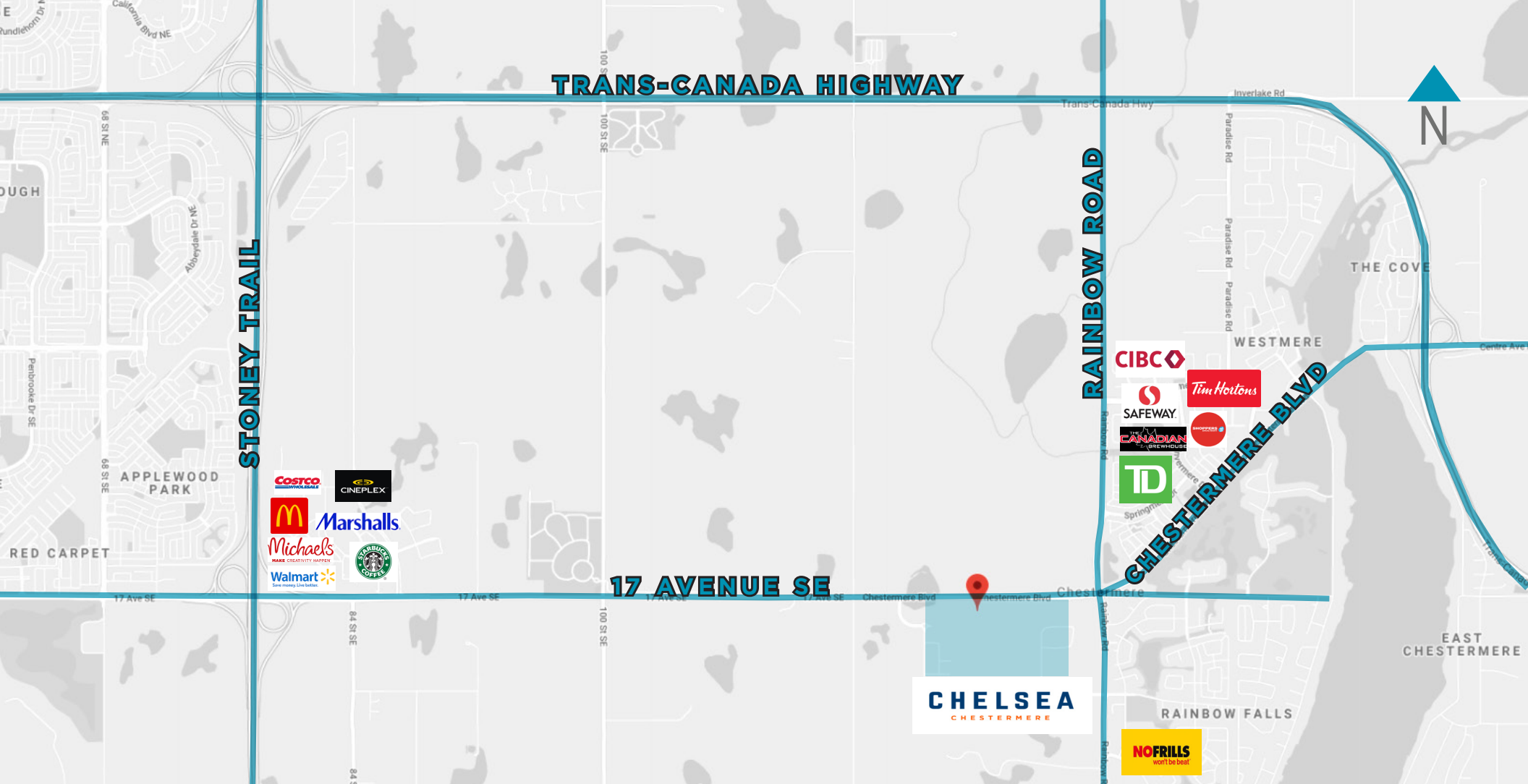
AVAILABLE SF:

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

CUSHMAN & WAKEFIELD ULC
250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

JONATHAN GHERON
Associate Vice President
Retail Sales & Leasing
403 261 1156
jonathan.gheron@cushwake.com

SIGNAGE 
LUXURIA DEVELOPMENTS


LUXURIA
GROUP

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