

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



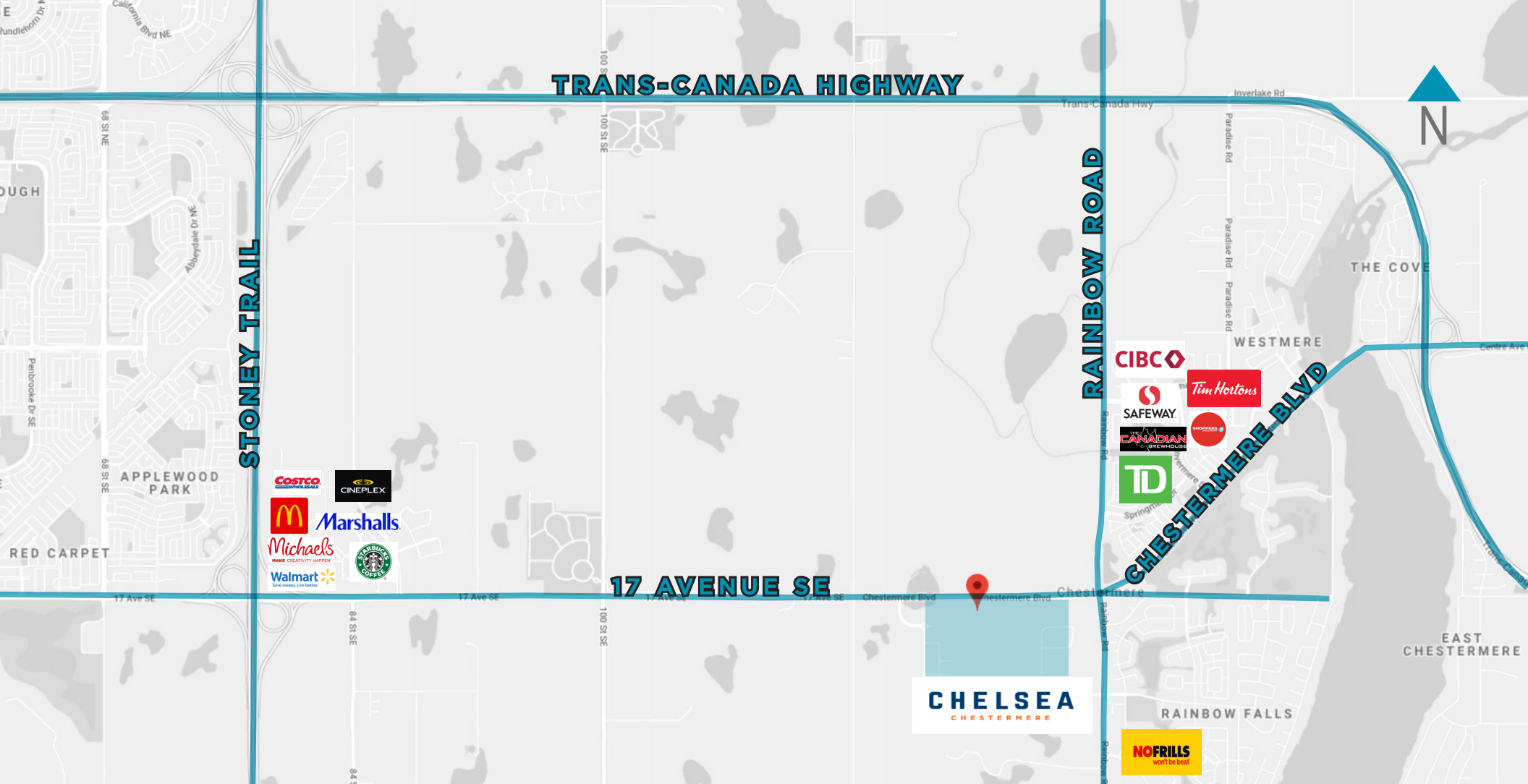
The site plan illustrates the layout of the Chestermere Under Offer development. Key features include:

- Buildings:** Labeled B1 through B8, with various floor areas and parking spaces. For example, B1 is 4,300 sq ft, B2 is 11,000 sq ft, B3 is 11,000 sq ft, B4 is 11,000 sq ft, B5 is 11,000 sq ft, B6 is 11,000 sq ft, B7 is 11,000 sq ft, and B8 is 11,000 sq ft.
- Leased Areas:** Indicated by blue outlines and labels for buildings B1, B2, B3, B4, B5, and B8.
- Under Offer Areas:** Indicated by red outlines and labels for buildings B6 and B7.
- Construction Lot (C/L):** Indicated by a red outline and label for building B2.
- 2nd Floor Leased:** A specific area within building B2 is highlighted with a blue outline and labeled '2nd Floor Leased'.
- Phases:** The plan shows 'PHASE 1', 'PHASE 2', and 'PHASE 3' commercial use areas.
- Streets:** The development is bounded by 'CHESTERMERE DRIVE' to the north and 'MERGANSER DRIVE WEST' to the south.
- Parking:** Multiple parking lots are shown throughout the site, with some labeled 'PHASE 1 PARKING', 'PHASE 2 PARKING', and 'PHASE 3 PARKING'.
- Other Features:** The plan includes landscaping, a 'PROPERTY LINE', and various utility lines.

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

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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