

SHOPPES AT ELAN

COME JOIN OUR DAYCARE, LIQUOR STORE,
DENTAL CLINIC AND GAS STATION

SE Corner of RR 243 and
Township Road 505, Beaumont



MaxWell
Commercial

Elan is a new upcoming neighbourhood, voted as
the best new community at CHBA national awards
(<https://myelan.ca/news/chba-2024-win>).



ROMI SARNA AND
ASSOCIATES

Possession 2027
FOR LEASE

SHOPPES AT ELAN

LOCATION HIGHLIGHTS

- Prime corner exposure in rapidly growing Beaumont
- Located within the Élan 2 Neighbourhood Structure Plan
- Excellent visibility with future high foot traffic
- Easy access to Highway 625, 814, and Edmonton International Airport

PROPERTY ADVANTAGE

- Brand-new commercial plaza
- Zoned for retail, office, medical, and restaurant uses
- Customizable floorplans: design your ideal space
- Modern architecture with clean signage opportunities
- Come join our confirmed tenants:
Daycare & Liquor Store

TRANSPORTATION LINKS

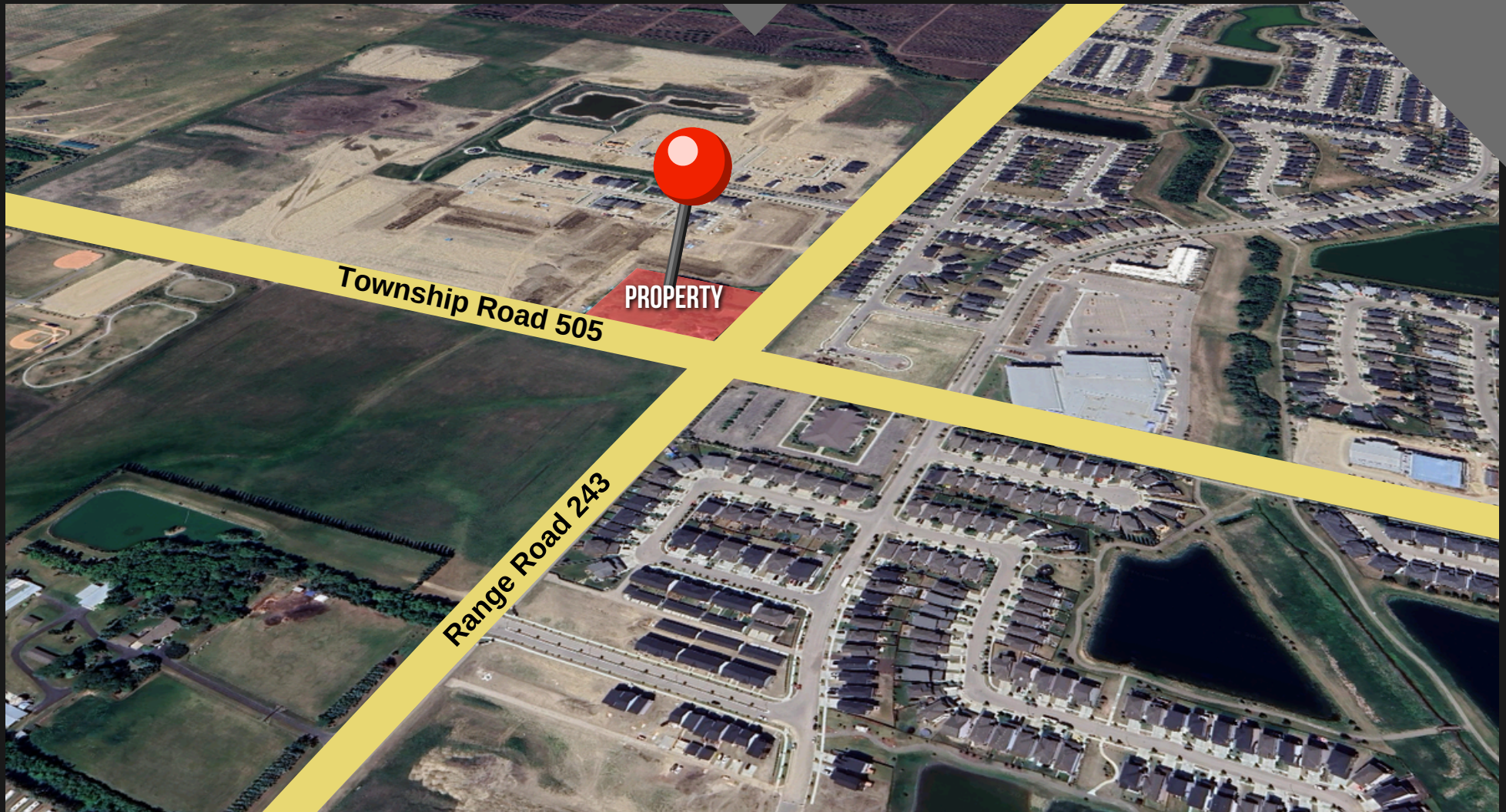
- Frontage along Township Road 505 & RR 243
- Minutes from key transportation corridors
- Future transit-friendly and walkable site design

LEASING INFORMATION

- Possession estimated: 2027
- Pre-leasing now available
- Lease rates starting at \$35.00 per sq. ft.
- Op. costs: TBD



AERIAL MAP



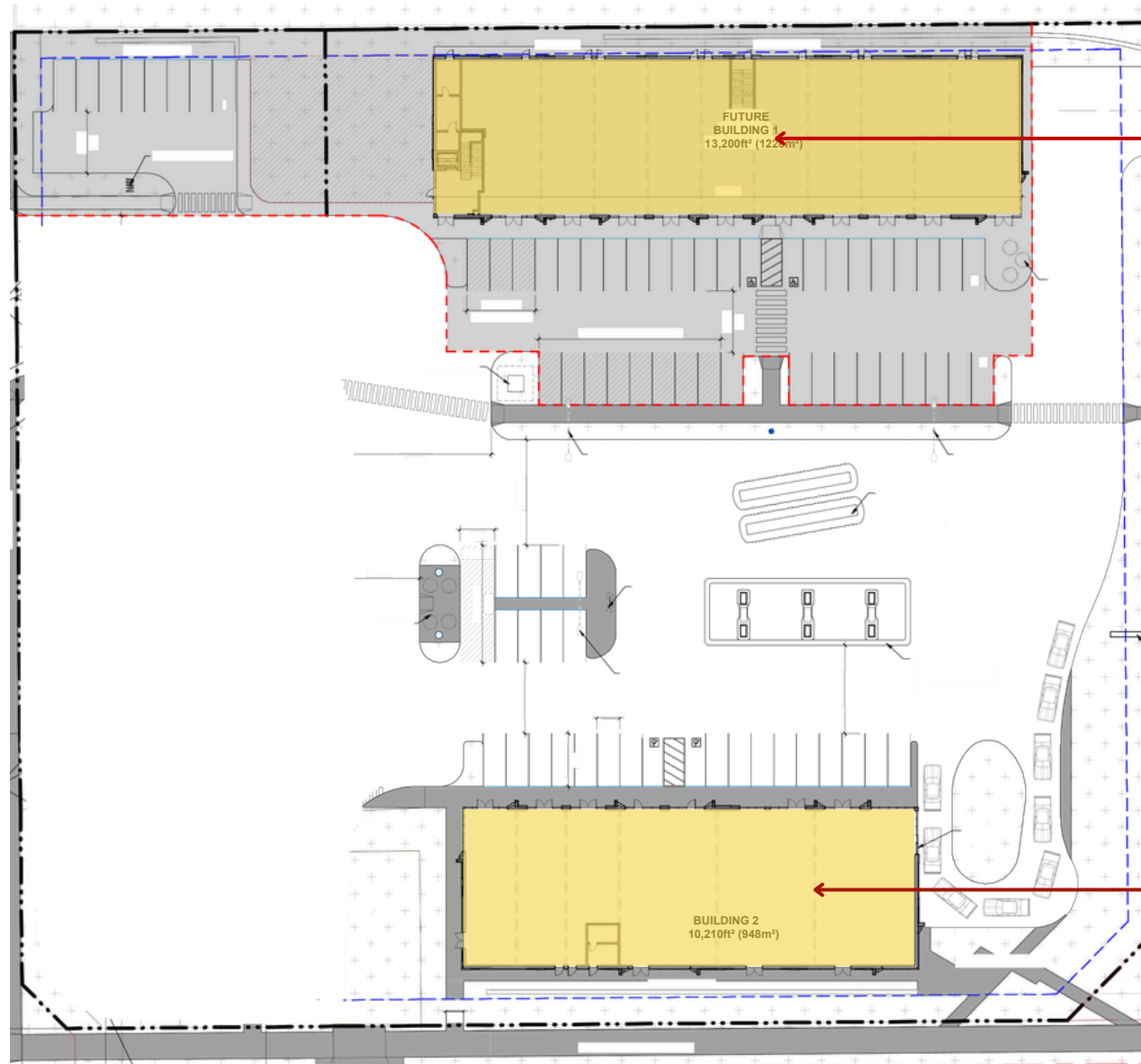
WWW.ROMISARNA.CA

PROPERTY DETAILS



Transaction Type	Lease
Status	Pre-leasing
Lease Rate	Starting @\$35 PSF
Possession	Est 2027
Op Cost	TBD
Address	SE Corner of RR 243 and Township Road 505

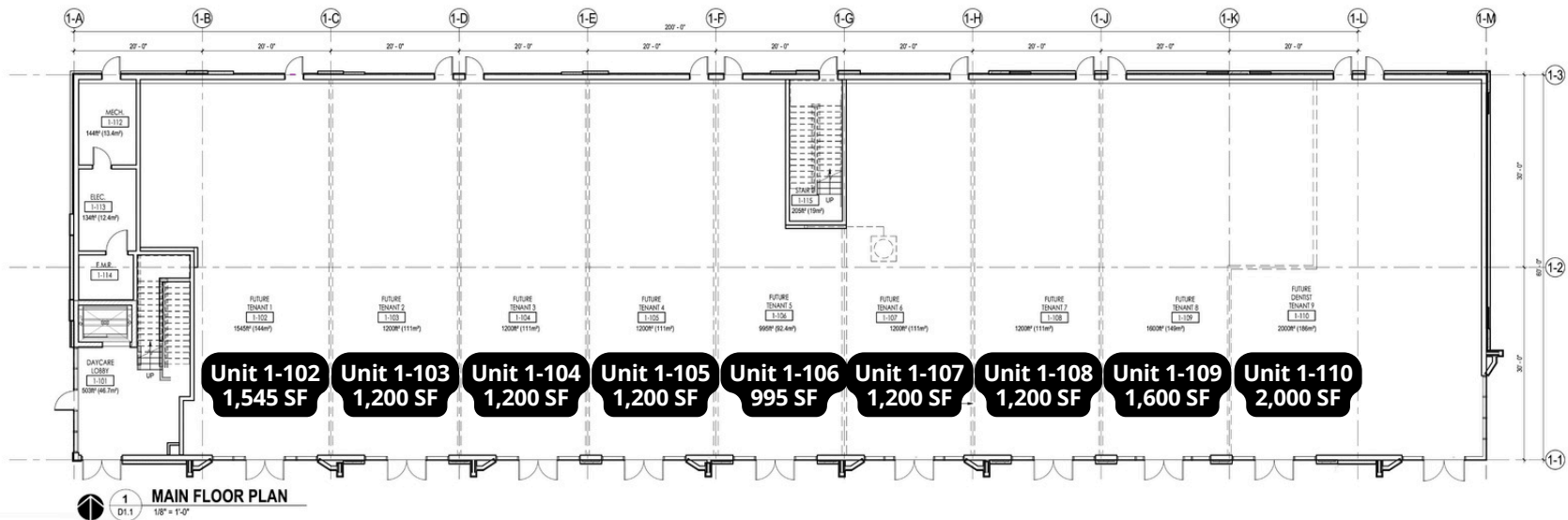
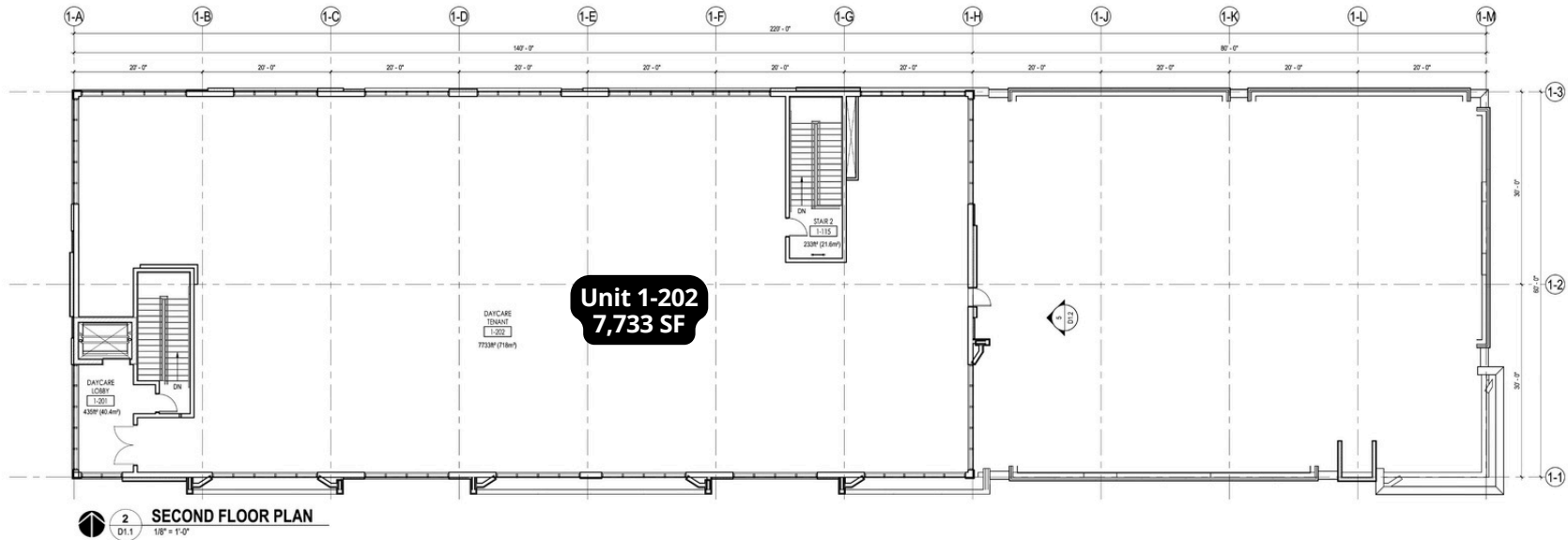
SITEPLAN



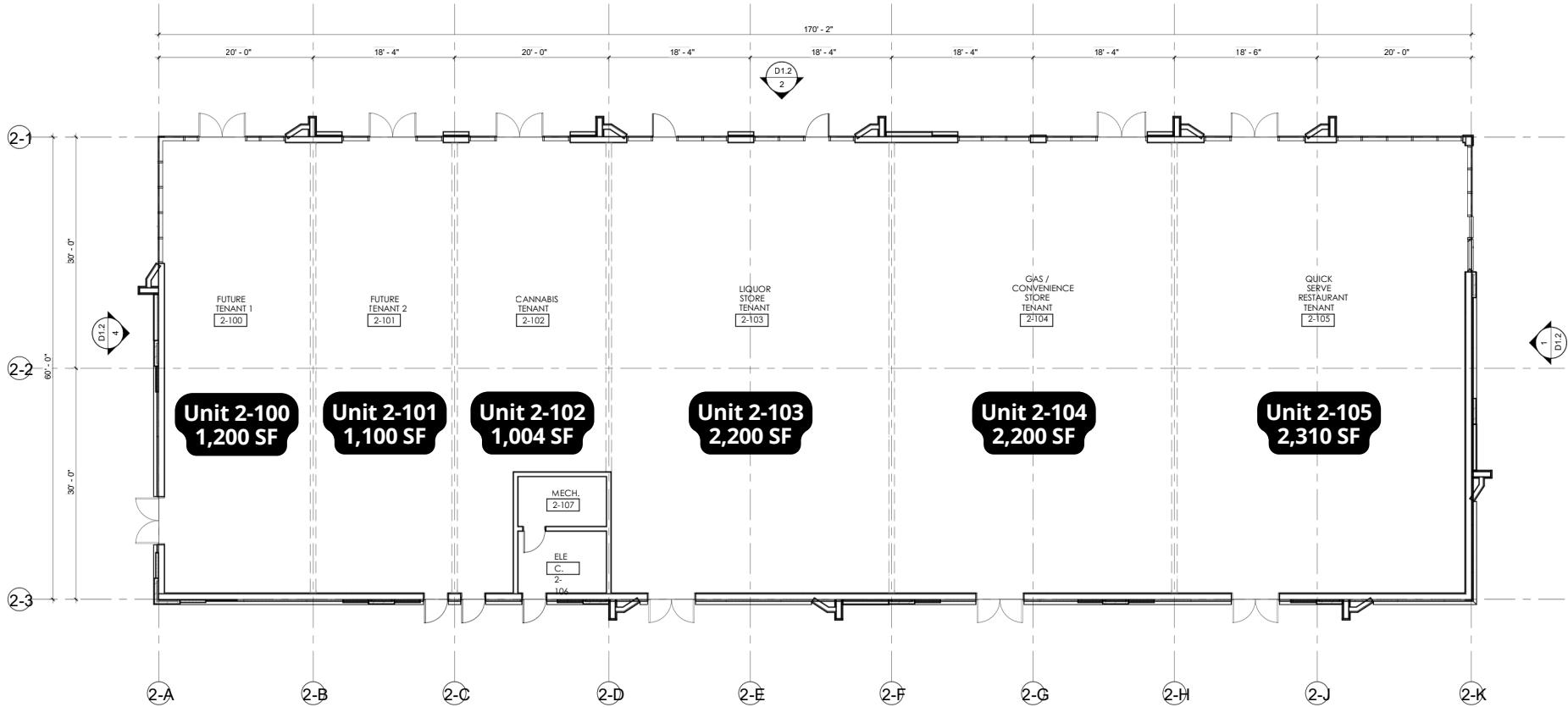
BLDG 1
13,200 SF

BLDG 2
10,210 SF

BUILDING 1 - FLOOR PLANS



BUILDING 2 - FLOOR PLANS



 **1 FLOOR PLAN**
D1.1

CONTACT US

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