

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



ROMI SARNA AND
ASSOCIATES

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

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



HOUSEHOLD INCOME & EMPLOYMENT



Median household income \$130,000
Unemployment rate Approx 8.7% in
In labour force Approx. 72.8% in
2021

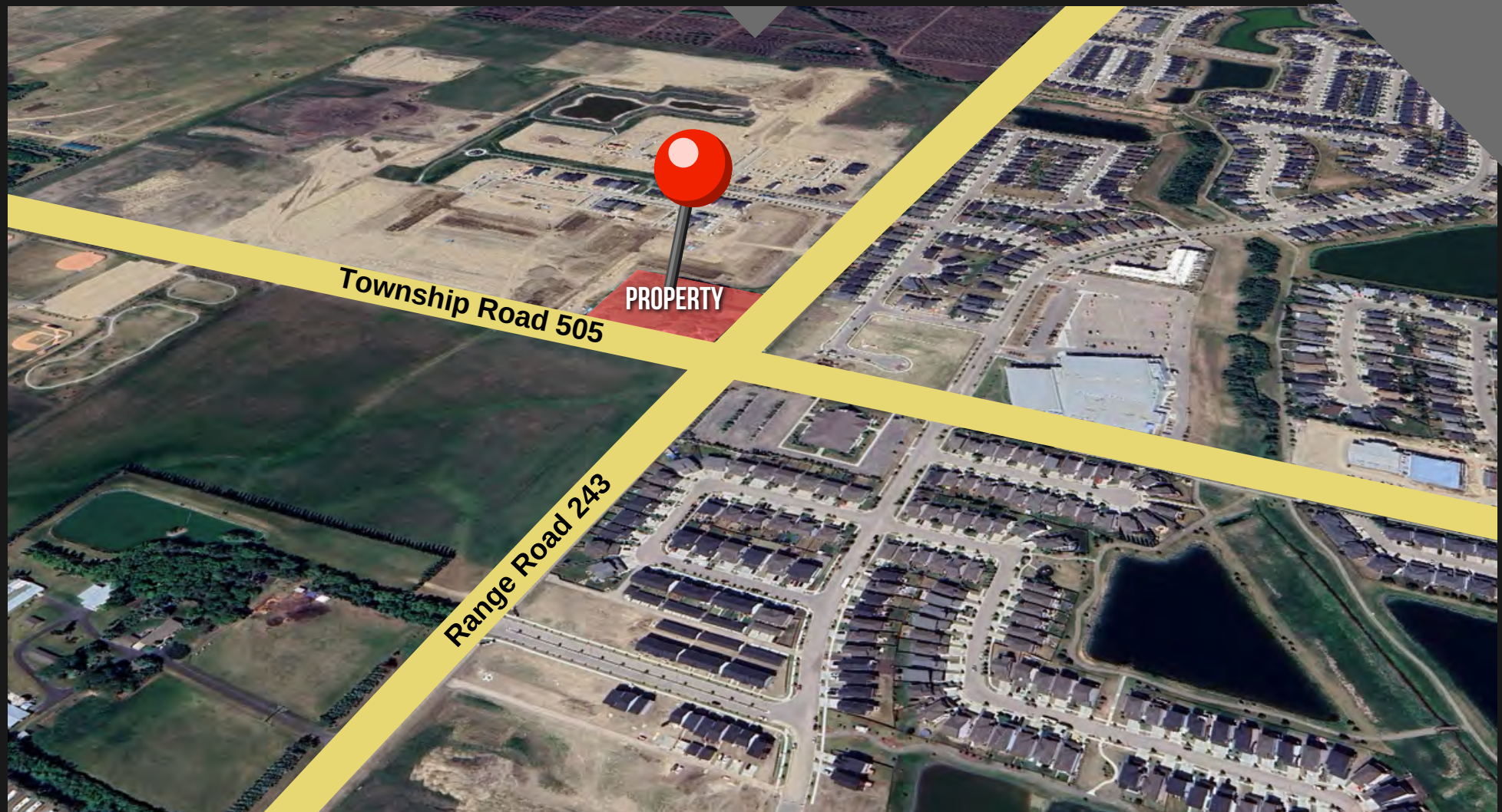
POPULATION



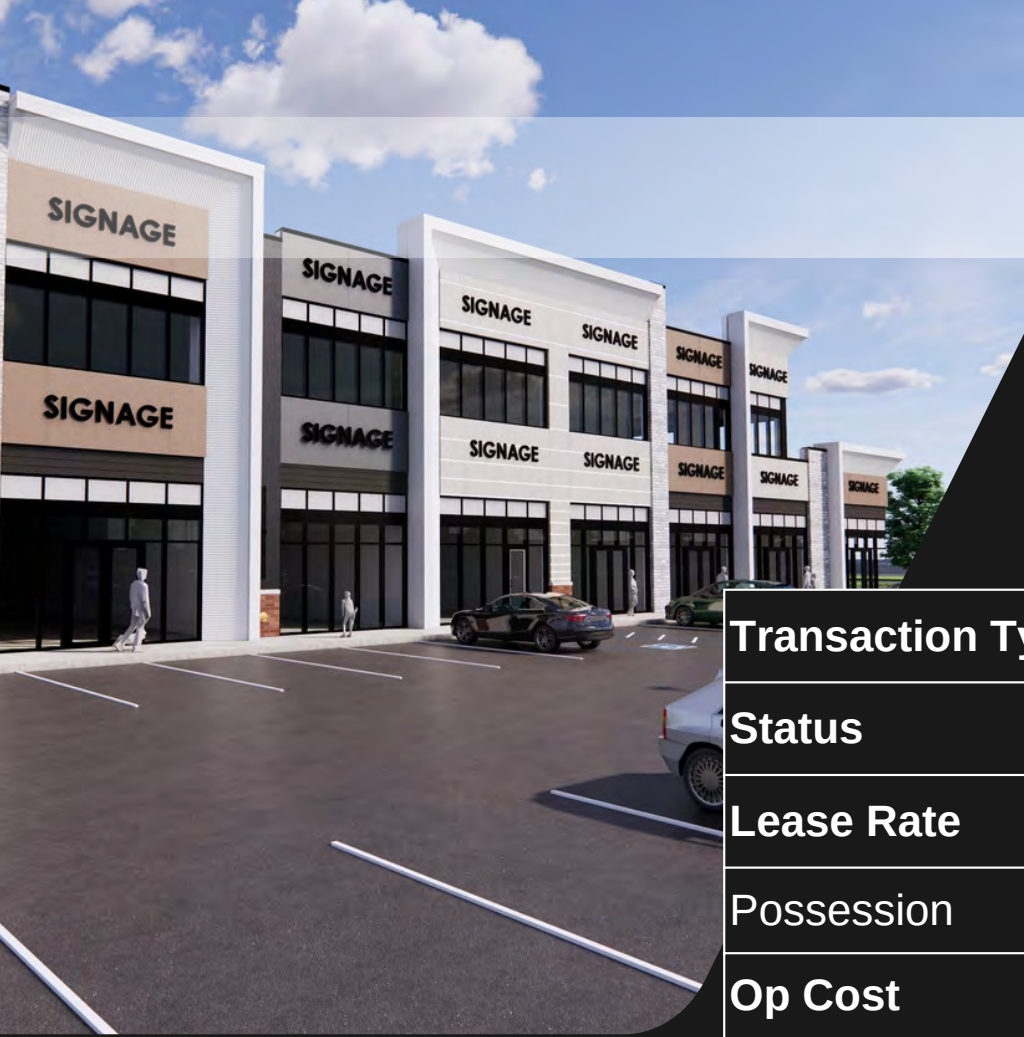
>19 years old	23%
20-34 years	18%
35-54 years	21%
55 years+	22%

WWW.ROMISARNA.CA

AERIAL MAP



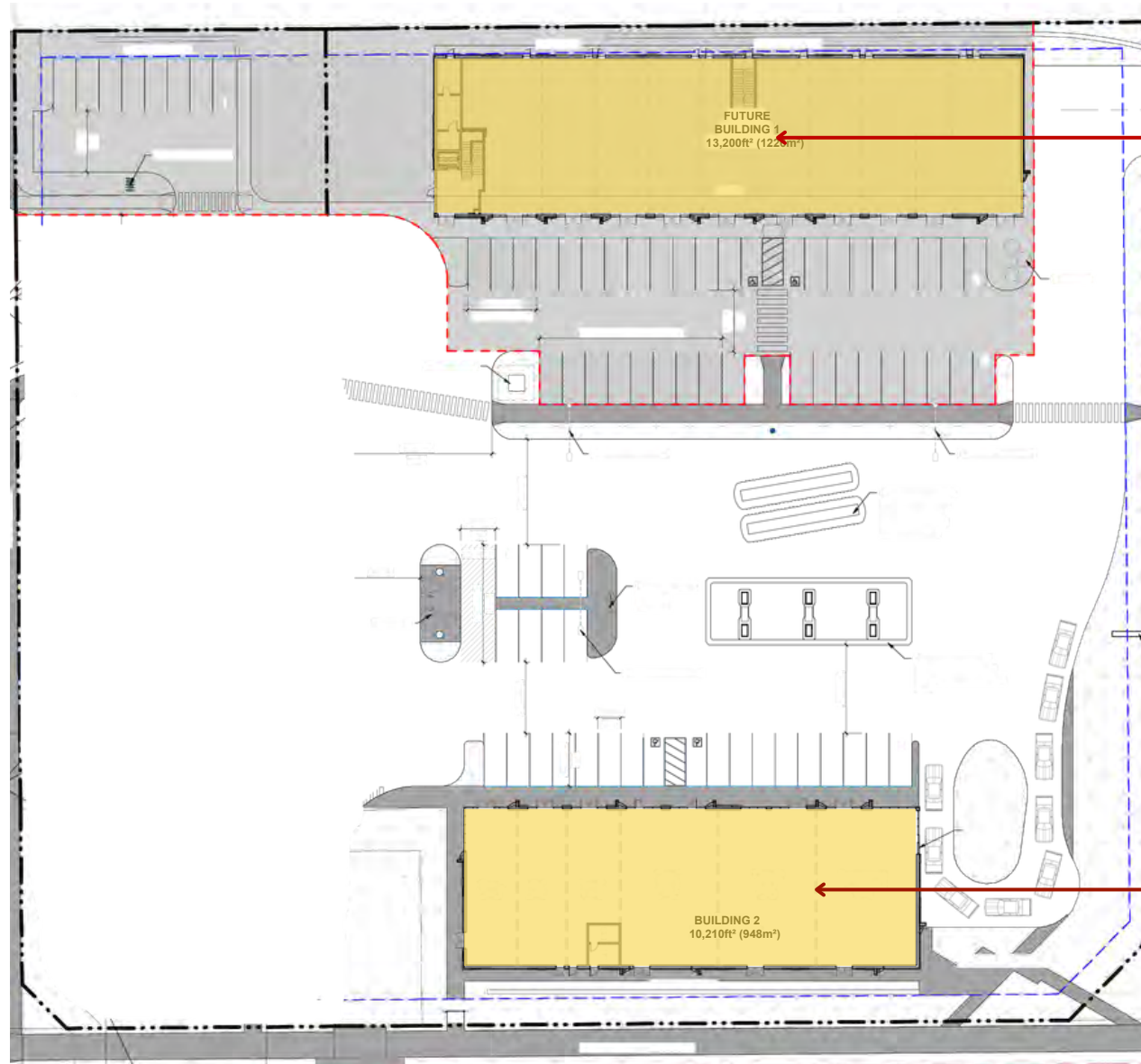
WWW.ROMISARNA.CA



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

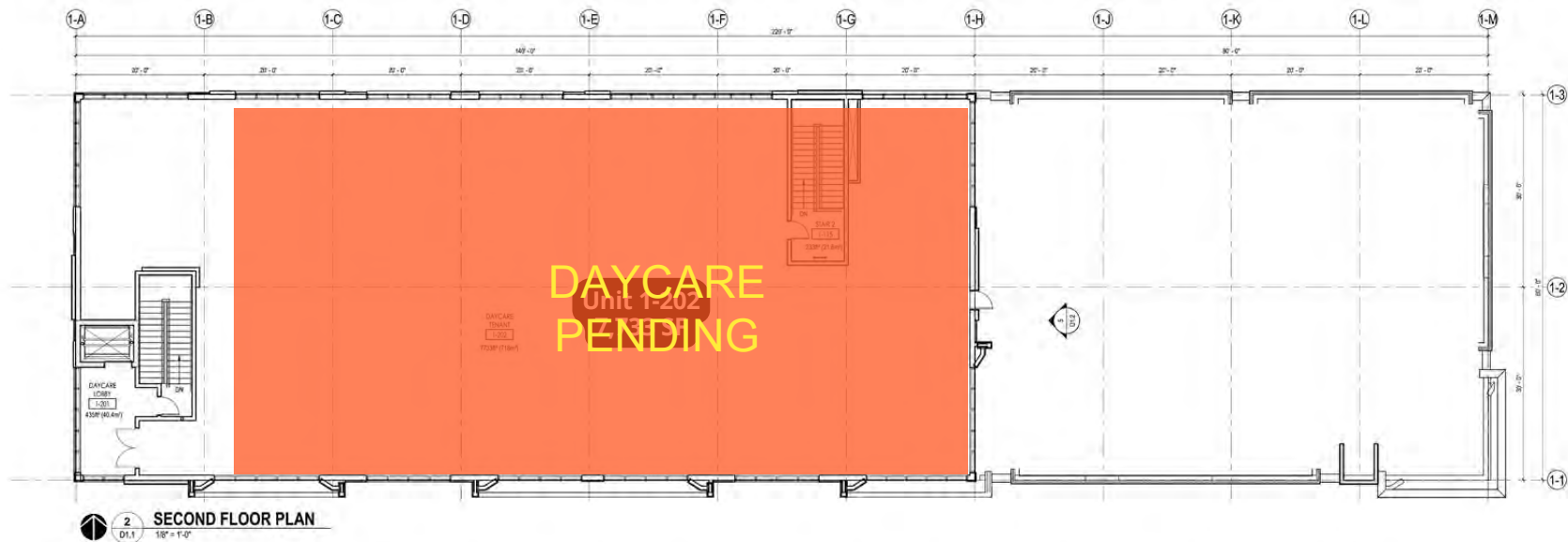
SITEPLAN



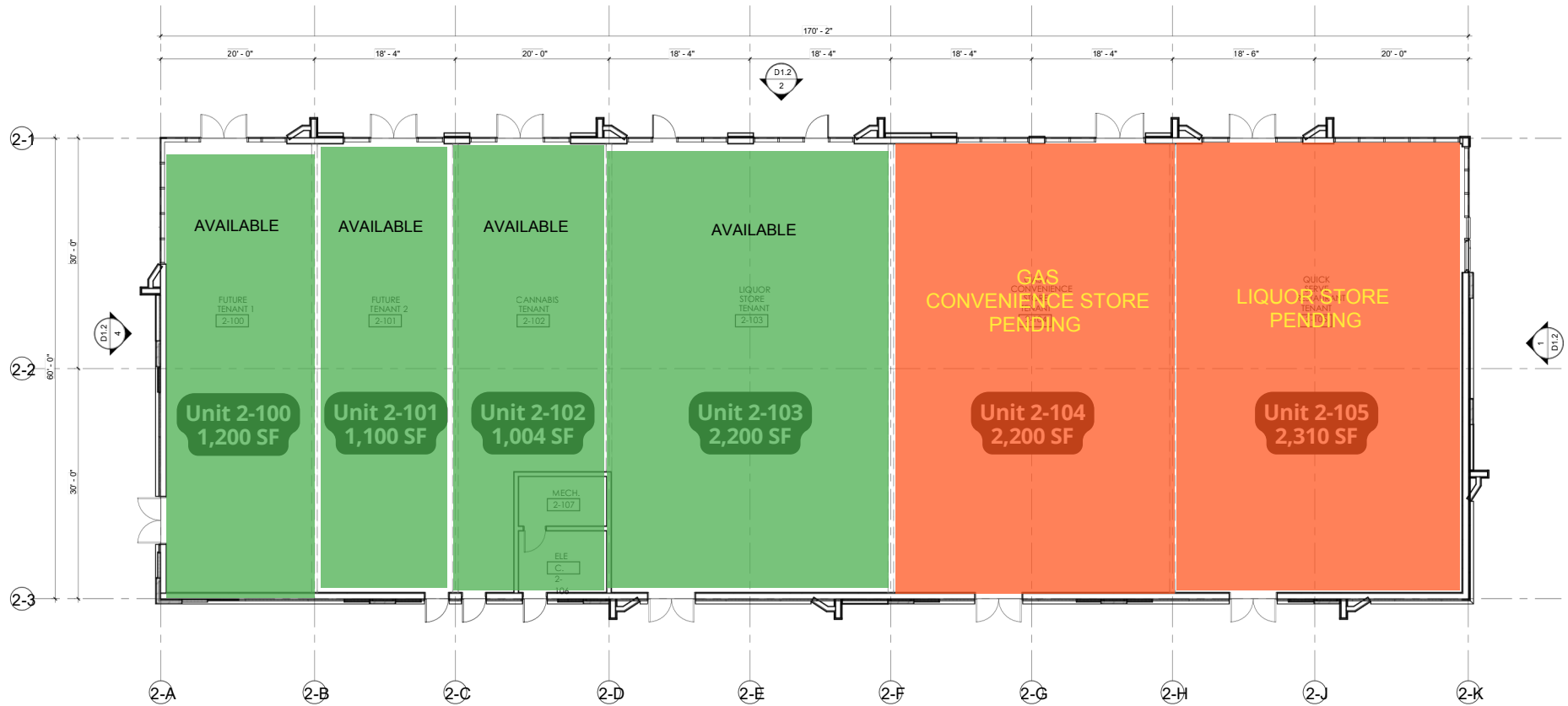
BLDG 1
13,200 SF

BLDG 2
10,210 SF

BUILDING 1 - FLOOR PLANS



BUILDING 2 - FLOOR PLANS



1
D1.1

FLOOR PLAN

CONTACT US

MaxWell
Polaris®

MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES



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