



FOR SALE



## CHAPPELLE SQUARE

6416 Cartmell Place SW, Edmonton

Two (2) main-floor and, one first-floor commercial units, are available for sale immediately. This 65000 square feet plus Plaza (Chappelle Square) is located in one of the fastest growing communities of Chappelle in South West Edmonton. The zoning (CB2) allows a variety of retail and office uses.

Two main floor units available for sale are: 6448 (2877 SF +/-) and 6486 Cartmell PI SW (1200 SF +/-). The first floor has one unit- 206, 6450 Cartmell Place SW (around 1200 SF +/-). The leasing option also exists on these units. The units have wide front windows, double glass doors, front parking (Scrambled) and, an 18-foot clear ceiling.

### Existing Businesses in the plaza include:

- Daycare
- Medical Clinic
- Physio, Chiro, Massage
- Restaurants (Indian, Pizza)
- General Dentist
- Car wash
- Pub and Bar etc.

Municipal Address

#### Main Floor Units:

6448 Cartmell Place SW (2877 SF +/-)  
and 6486 Cartmell Place SW (1200 SF +/-)

#### First Floor Unit:

6450 Cartmell Place SW (1200 SF +/- )

Zoning

CB2

Sale Price

Main Floor starting at \$545 PSF  
First Floor at \$500 PSF

Base Rent

Main Floor starting at \$38 PSF  
First Floor at \$30 PSF

OP Costs

\$8 PSF (Excludes Property Taxes)

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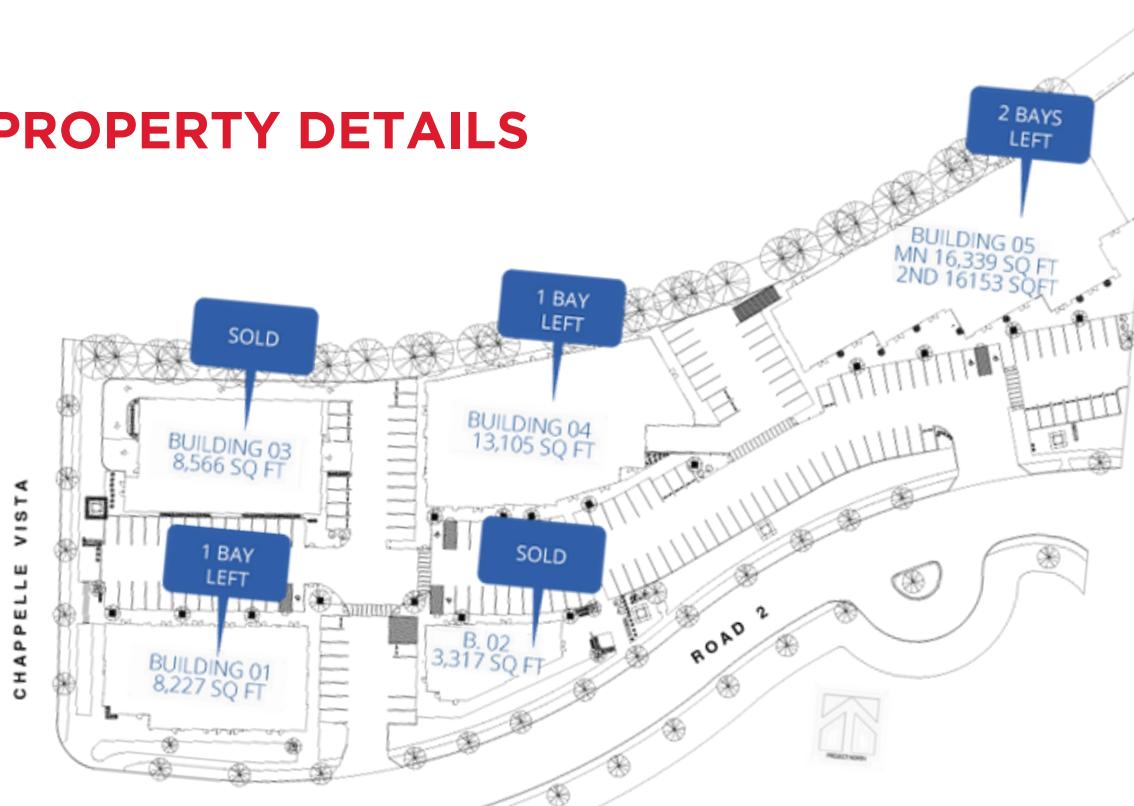


**RAVI THAKUR, MBA, ACP**, Vice President | Retail Sales & Leasing, New Developments

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# PROPERTY DETAILS



## INCOME

Individual: \$59.6k  
Family: \$119.0k

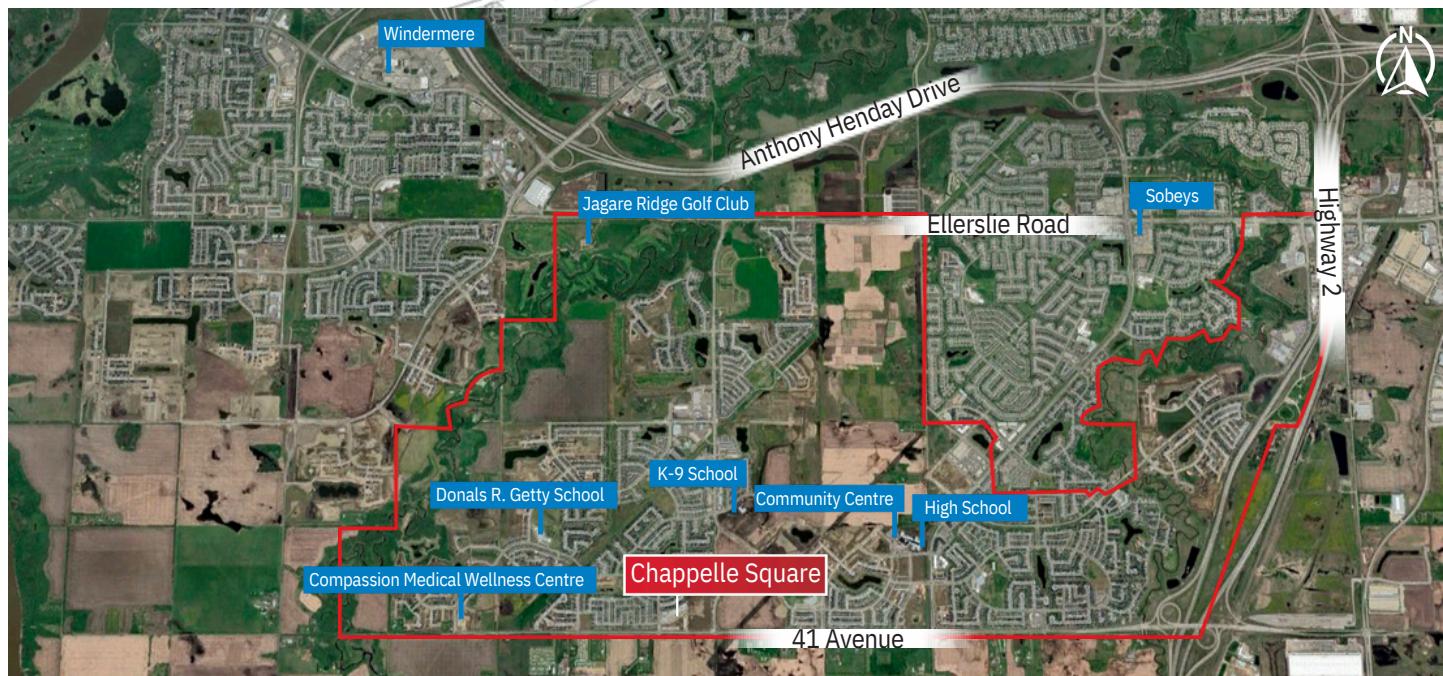


## POPULATION

26,948

Heritage Valley Area\*

\*See red line on map below



## CONTACT:

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