## **CHAPPELLE SQUARE** 6416 CARTMELL PLACE SW, EDMONTON

## FOR SALE



### **PROPERTY HIGHLIGHTS**

Four (4) main floor and, one first floor commercial unit, are available for sale immediately. This 65000 square feet plus Plaza (Chappelle Square) is located in one of the fastest growing community of Chappelle in South west Edmonton. The zoning (CB2) allows variety of retail and office uses. Four main floor units available for sale are: 6446 - LEASED (2276 SF +/-); 6448 (2877 SF +/-); 6418 (1735 SF +/-) and 6486 Cartmell Pl SW (1171 SF +/-). First floor has one unit- 206, 6450 Cartmell Place SW (around 1000 SF +/-). The leasing option also exists on these units. The units have wide front windows, double glass door, front parking (Scrambled) and, 18 feet clear ceiling.



**RE/MAX EXCELLENCE** 

COMMERCIAL DIVISION

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#### commercialyeg.ca #1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017 - 2019

# **CHAPPELLE SQUARE**

Address:	Cartemell Place SW,
Zoning:	CB2
Sale Price:	\$465 PSF main floor \$410 PSF first floor (1,000 SF)
Base Rent:	\$33 PSF main floor \$30 PSF first floor (1,000 SF)
Op Costs:	\$8 PSF

## DEMOGRAPHICS | HERITAGE VALLEY

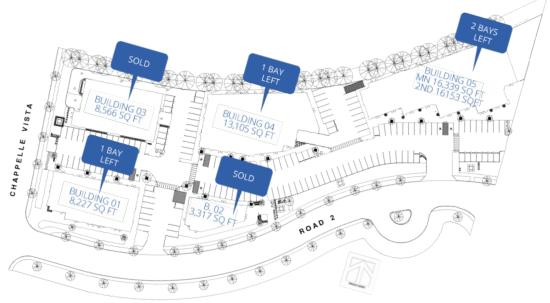


Population: Residents: 13,553 Households with Children: 60%



Household Income: AHI: \$146,094





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