

MAIN FLOOR BAY

6419 CARTMELL PLACE SW, EDMONTON

**FOR SALE
& LEASE**



PROPERTY HIGHLIGHTS

- 1,588 SF main floor retail space
- Ample parking available to tenants and clients
- Visibility and access from main road
- Suitable for a variety of medical and personal service businesses (some restrictions apply)
- Other tenants in the building include Dentist, Diagnostics Centre, Optometrist, Skincare Clinic, a Daycare, and more.

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021

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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.

CHAPPELLE SQUARE

PROPERTY DETAILS

Legal Description	2021910/8/8
Sale Price	\$833,700
Lease Rate	\$35 PSF
Operating Costs	\$12 PSF (2022)
Possession	Immediate
Signage	Front
Unit Size	1,588 SF
Taxes	\$7,631 (2021)

DEMOGRAPHICS | HERITAGE VALLEY



Population:

Residents: 13,553

Households with Children: 60%



Household Income:

AHI: \$146,094

