

# End-Cap Unit at The Shoppes at Chappelle Crossing

2,766 SF with drive-through potential

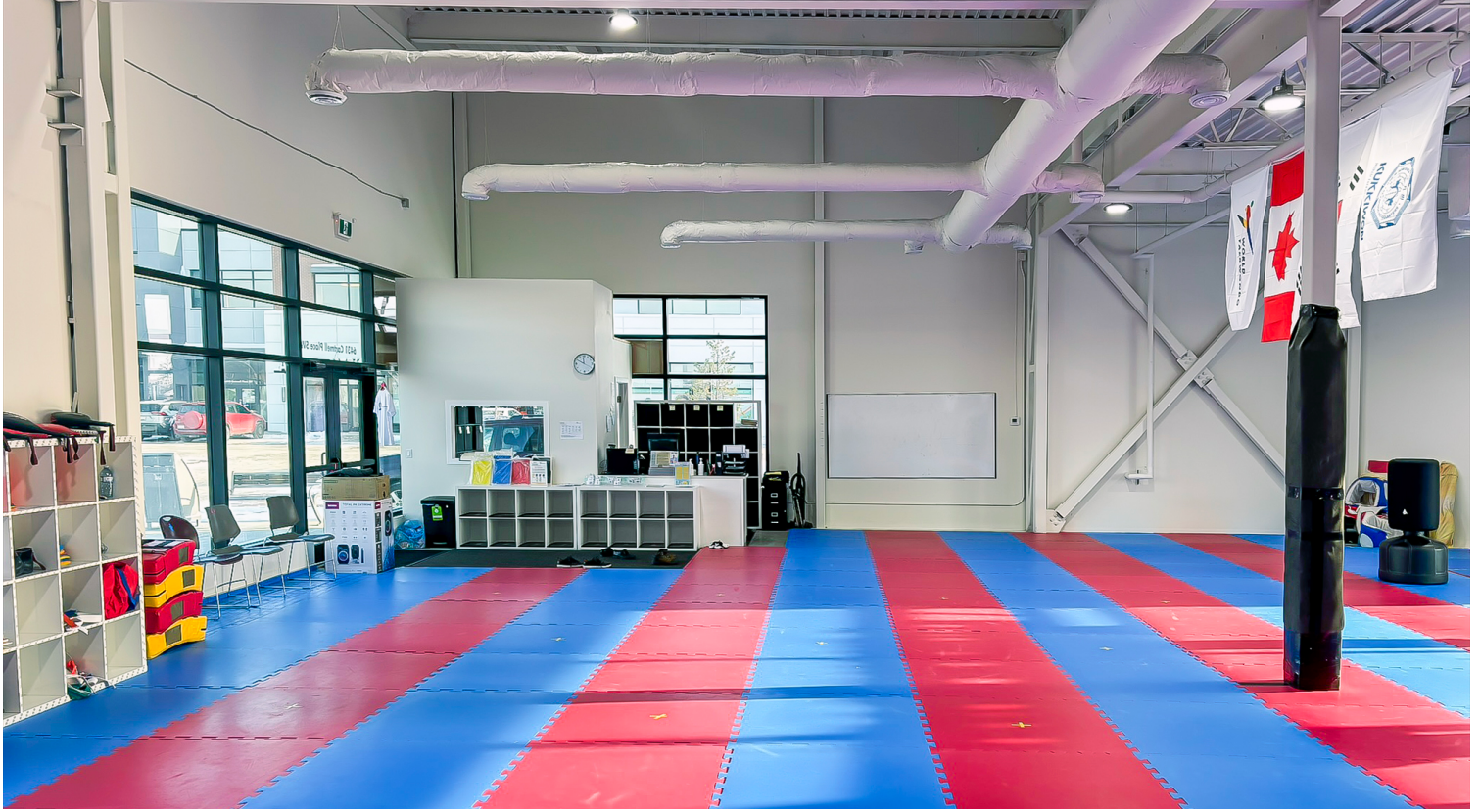
6431 Cartmell Place SW  
Edmonton, AB





## End-Cap Unit at The Shoppes at Chappelle Crossing

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# End Cap Unit with Drive-Through Potential

## Open floor plan, ready for development

Introducing a rare opportunity to own or lease an end-cap commercial condo unit with prime drive-through potential, ideally situated in the bustling Shoppes at Chappelle Crossing. This highly visible location is perfect for attracting customers and maximizing foot traffic.

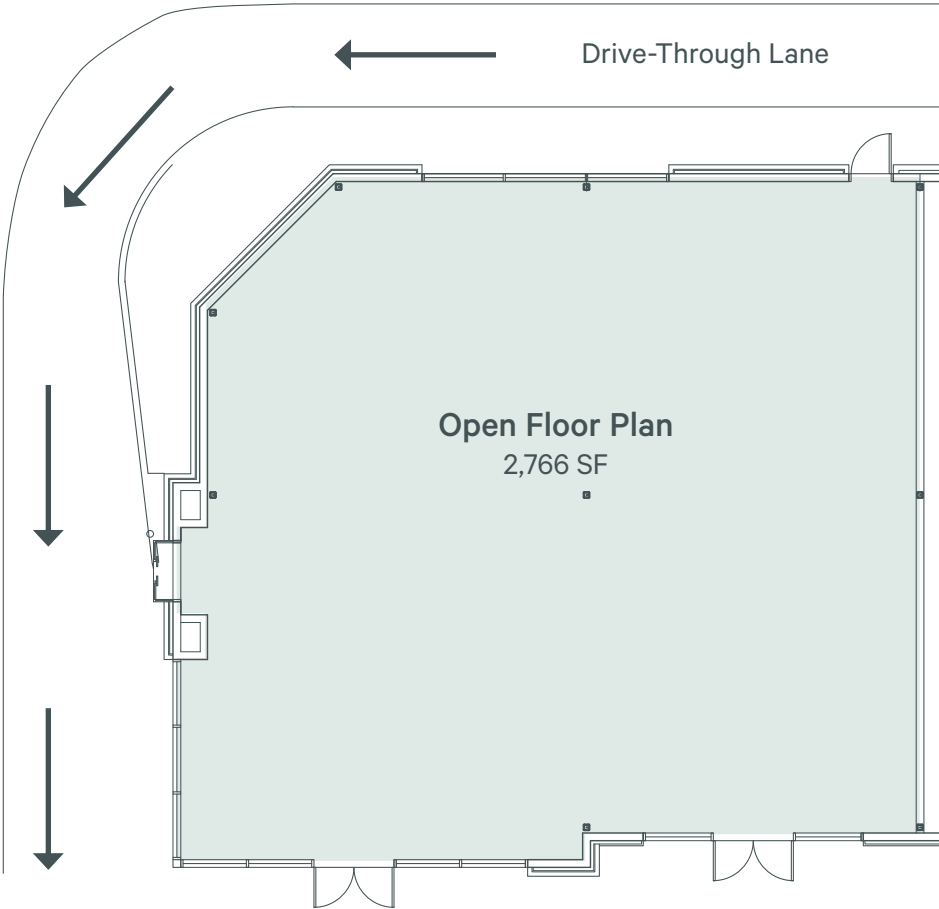
With General Commercial zoning, this versatile space accommodates a wide range of uses, including office, retail, health care, and more. The unit currently features an open floor plan that is ready for your custom buildout — design the perfect space to suit your business needs!

Don't miss your chance to secure this exceptional property in a vibrant community. Whether you're looking to invest or expand your business, this is the ideal location to make your vision a reality.

# Property Details

Legal Description	Condo Plan 2021910, Unit 28
Total Unit Size	2,766 SF
Sale Price	Contact Listing Agent
Property Tax	\$38,728.73
Condo Fees	TBC
Lease Rate	\$35.00 PSF
Operating Costs	TBC
Parking	Scramble Surface

Construction	Brick & aluminum metal panels with steel stud framing	
Year Built	2019	
Zoning	CG - General Commercial	
Power	600 amps, 3-phase	
Est. Population (2024)	4,442 1KM Radius	34,242 3KM Radius
Projected Population (2029)	4,679 1KM Radius	42,869 3KM Radius
Est. Population Growth (2024 - 2029)	5.3% 1KM Radius	25.2% 3KM Radius
Traffic Count (41 Ave SW)	TBC	





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For Sale / Lease

# Join a vibrant community at The Shoppes at Chappelle Crossing

High visibility along 41 Ave SW with  
easy access to James Mowatt Trail  
SW & the QE II Highway



## Nearby Amenities

### Within A 5 Minute Drive

- Starbucks
- Wendy's
- A&W
- Subway
- OPA!
- Dairy Queen
- LovePizza
- BarBurrito
- Edo Japan
- Domino's Pizza
- KFC
- McDonald's
- Save-On-Foods
- Superstore
- Shoppers Drug Mart
- Dollarama
- Canada Post
- CIBC
- RBC
- TD Canada Trust
- Shell
- Co-Op Gas
- Mobil
- Co-Op Car Wash
- OK Tire

### Within A 11 Minute Drive

- Tim Hortons
- Five Guys
- Freshii
- Carl's Jr.
- Booster Juice
- Jugo Juice
- Marble Slab
- Scoop N Roll
- Mucho Burrito
- Crumbl Cookies
- OEB Breakfast
- The Keg
- Boston Pizza
- kb&co
- Montana's
- Browns Social House
- Canadian Brewhouse
- Bowers & Grafton
- Cora Breakfast
- Royal Pizza
- Walmart
- Safeway
- Freson Bros
- Staples
- Canadian Tire
- Home Depot
- Cineplex Odeon
- MOVATI Athletic
- Planet Fitness
- ATB
- Scotiabank
- Petro-Canada
- Jiffy Lube
- Kal Tire

## Contact Us

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