



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	<p>Main Floor Units: 6448 Cartmell Place SW (2877 SF +/-) and 6486 Cartmell Place SW (1200 SF +/-)</p> <p>First Floor Unit: 6450 Cartmell Place SW (1200 SF +/-)</p>
Zoning	CB2
Sale Price	Main Floor starting at \$560 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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PROPERTY DETAILS



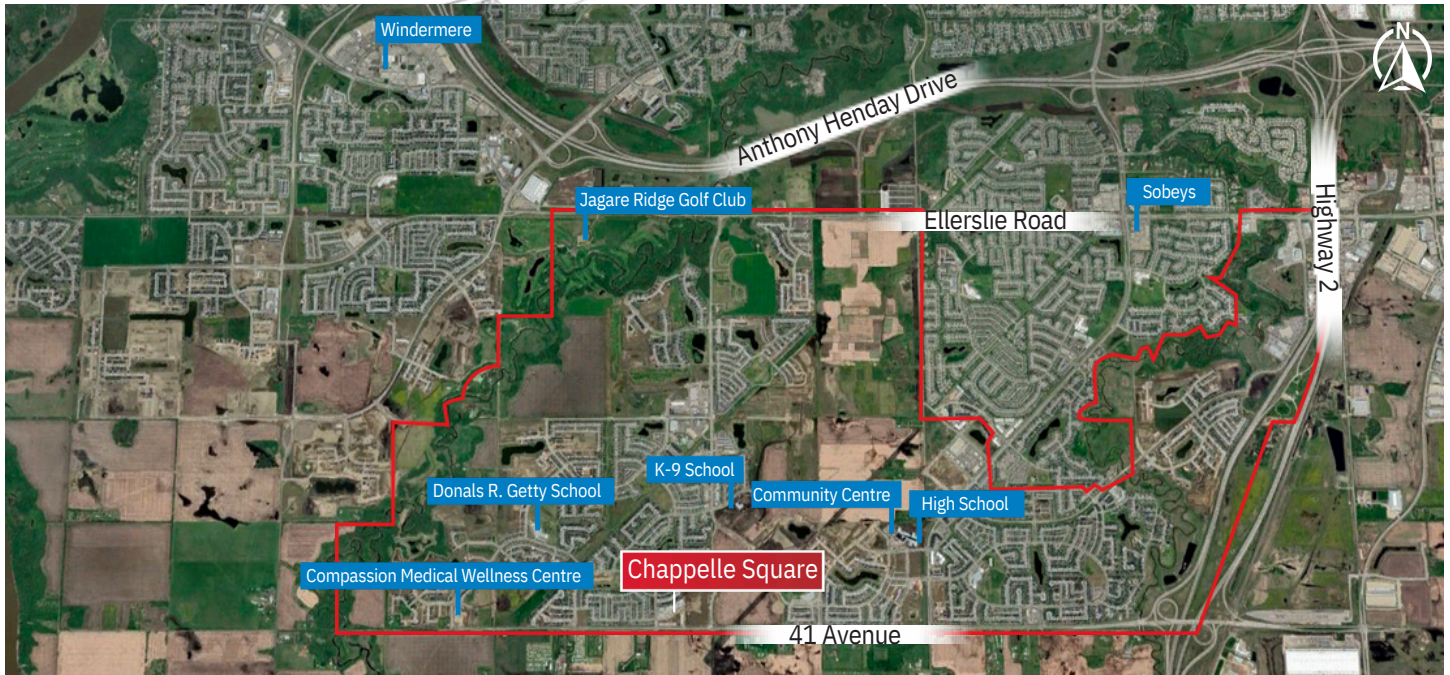
INCOME

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



POPULATION

26,948
Heritage Valley Area*
*See red line on map below



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