

## \$731,322 - 6419 Cartmell Place Place, Edmonton

MLS® #E4401911

**\$731,322**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Chappelle Area, Edmonton, AB

Unique opportunity to own or lease a commercial retail bay on a busy 41 Ave with plenty of front parking and on the main floor next door to a medical clinic and a dentist clinic. The possible usage are as follows: Physio/Chiro/Any medical clinic, Barber or Salon, Any other medical (ex: Psychology and type of speciality Lung function, Cardiology), Drycleaning, Any other type of retail business (Clothing, gifts etc), Vape Shop, Law Office, Accountant, Bank, Health and Fitness, Supplement store, Registry, Yoga. T6W is the fastest growing postal code and lots of residences built and continue to be built. Easy access to QE2. For lease \$35 per sqft and \$15 per sqft for the additional rent. The monthly condo fees amount for this unit is \$573.33 as well as the building has an HVAC levy that is paid monthly as well for \$133.35. The condo fees includes contributions to the reserve fund, landscaping, snow removal, building maintenance, the building insurance. There are Signage charges of \$260/month.

Built in 2019

### Essential Information

MLS® # E4401911

Price \$731,322

Bathrooms 0.00



|            |        |
|------------|--------|
| Acres      | 0.00   |
| Year Built | 2019   |
| Type       | Retail |
| Status     | Active |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6419 Cartmell Place Place |
| Area        | Edmonton                  |
| Subdivision | Chappelle Area            |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6W 4V4                   |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2024 |
| Days on Market | 355               |
| Zoning         | Zone 55           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 5:02am MDT