

## \$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

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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	272
Zoning	Zone 55

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Listing information last updated on May 12th, 2025 at 11:32am MDT