

# CHAPPELLE SQUARE

6416 CARTMELL PLACE SW, EDMONTON

FOR SALE



## PROPERTY HIGHLIGHTS

Four (4) main floor and, one first floor commercial unit, are available for sale immediately. This 65000 square feet plus Plaza (Chappelle Square) is located in one of the fastest growing community of Chappelle in South west Edmonton. The zoning (CB2) allows variety of retail and office uses. Four main floor units available for sale are: 6446 - LEASED (2276 SF +/-); 6448 (2877 SF +/-); 6418 (1735 SF +/-) and 6486 Cartmell PI SW (1171 SF +/-). First floor has one unit- 206, 6450 Cartmell Place SW (around 1000 SF +/-). The leasing option also exists on these units. The units have wide front windows, double glass door, front parking (Scrambled) and, 18 feet clear ceiling.



RE/MAX EXCELLENCE  
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#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

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Address:	Cartemell Place SW,
Zoning:	CB2
Sale Price:	\$465 PSF main floor \$410 PSF first floor (1,000 SF)
Base Rent:	\$33 PSF main floor \$30 PSF first floor (1,000 SF)
Op Costs:	\$8 PSF

## DEMOGRAPHICS | HERITAGE VALLEY



Population:  
Residents: 13,553  
Households with Children: 60%



Household Income:  
AHI: \$146,094

