\$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

Lease Rate \$35







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 442

Zoning Zone 55

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Listing information last updated on October 29th, 2025 at 3:02am MDT