

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

MLS® #E4401911

**\$731,322**

0 Bedroom, 0.00 Bathroom, 1,590 sqft

Retail

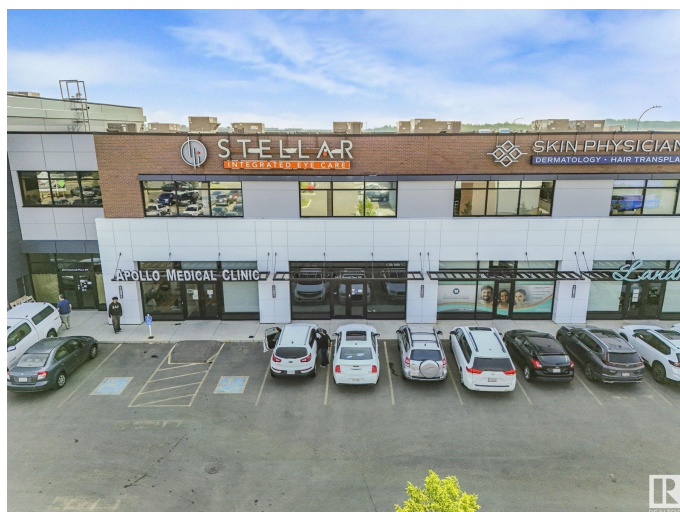
Chappelle Area, Edmonton, Alberta

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. (id:6289)

Built in 2019

## Essential Information

Listing #	E4401911
Price	\$731,322
Bathrooms	0.00
Square Footage	1,590
Year Built	2019



Type                      Retail

## Community Information

Address                      6419 Cartmell Place Pl Sw  
Subdivision                  Chappelle Area  
City                            Edmonton  
Province                      Alberta  
Postal Code                  T6W4V4

## Listing Details

Listing Office                Professional Realty Group



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 11:01am PDT