

# SHOPPES AT CHAPPELLE CROSSING

6451 & 6453 Cartmell Place SW, Edmonton, Alberta T6W 4V4

## For Sale/Lease



### PROPERTY HIGHLIGHTS:

**HIGH EXPOSURE.** Two prime units for Sale/Lease in the Shoppes at Chappelle Crossing.

Building C  
1187 SF Unit-\$635,045 (6451 Cartmell Place)  
1446 SF Unit- \$773,610 (6453 Cartmell Place)  
Base Rates Starting @ \$35.00/sqft

**POSSESSION READY!** Quick access to major highways. Don't miss this opportunity to join this bustling retail and professional community. Contact us today!

**MLS®: E4331884**

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Maxwell Polaris-Commercial  
4107 99 Street  
Edmonton, AB T6E 3N4  
Office: 780-450-6300

**ROMI SARNA**  
& Associates

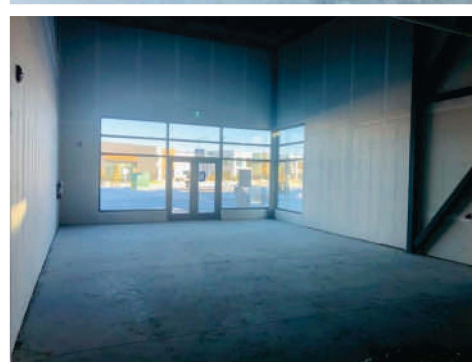
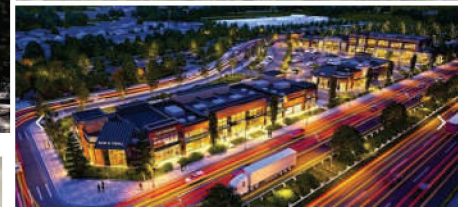
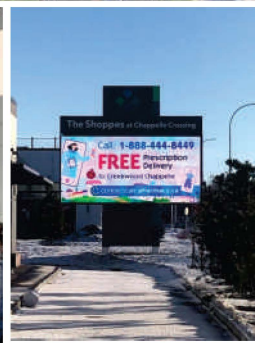
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### Property Type

Transaction Type	: For Sale/Lease
Community	: Chappelle Community
Land Use/Zoning	: CB2
Plan	2021910 Blk. 17 & 18
Year Built	: 2020
Net Lease Rate SF/Annum	: Starting @ \$35.00 :
Purchase	\$553.00 PSF
Condo Fee (Purchase)	: \$4.50 PSF/annum
Subject Space	: 1187 & 1446 SQ.FT.
Width	: 22.00

**Operating Costs:** \$14.00EST PSF/annum  
2022 Budget includes proportionate share of property taxes, building repairs, maintenance insurance, common area utilities and management fees



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Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

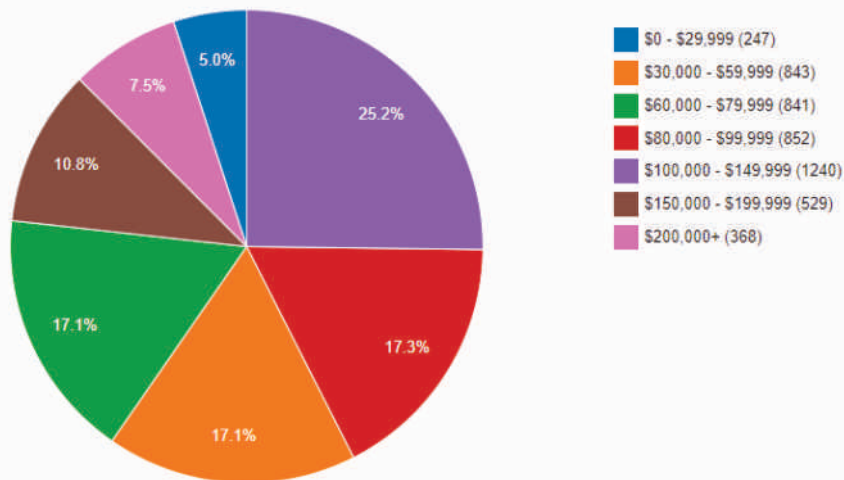
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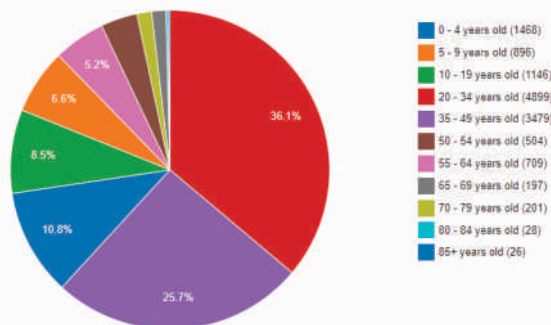
### Household income

The combined gross income of all the members of a household who are 15 years old and older. Individuals do not have to be related to be considered members of the same household.



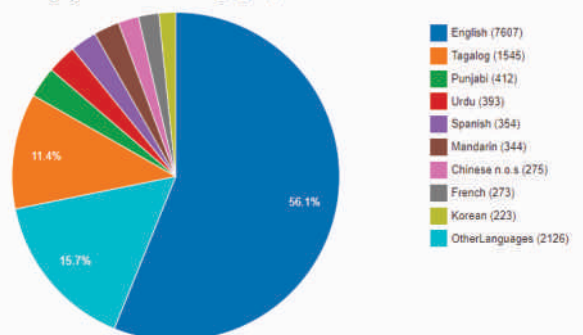
### Population by Age Group

Population grouped according to age in the area containing the listing.



### Languages

Self-identified first language or combination of languages spoken in the area.



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