

6419 Cartmell PI SW, Edmonton, AB

Main Floor Exterior Area 1589.83 sq ft
Interior Area 1482.30 sq ft



0 5 10
ft

PREPARED: 2024/07/30



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$731,322

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 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: dentist, psychology and type of specialty lung function, cardiology), dry cleaning, 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 a 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:6769)

Listing Presented By:



Originally Listed by:
Professional Realty Group

RE/MAX Elite

RE/MAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.