

# FOR LEASE

## CHAPPELLE SQUARE

6490 Cartmell Place SW, Edmonton, AB



### HIGHLIGHTS

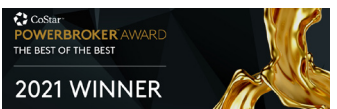
- 1,342 sq ft ± fully fixtured restaurant
- Direct access to 41 Ave SW
- 19' kitchen hood
- Accessible washrooms
- Join other great businesses such as: Stellar Integrated Eye Care, Flame-O Pizza, Smokey's Cannabis retailer, The Tippy Moose Pub & Kitchen and many more!

### MARCUS SCHWABE

Senior Associate

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ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

**For Lease** | 6490 Cartmell Place SW, Edmonton, AB



## Property Details & Financials

MUNICIPAL ADDRESS	6490 Cartmell Place SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 2021101; Unit: 2
ZONING	CG (General Commercial)
YEAR BUILT	2019
TYPE OF PROPERTY	Retail/Restaurant
SIZE	1,342 sq ft ±
HEATING	RTU
LEASE RATE	<b>\$28.50/sq ft</b>
OPERATING COSTS	\$10.37/sq ft
PROPERTY TAXES	\$16.10/sq ft
POSSESSION	Negotiable



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

## Property Location | 6490 Cartmell Place SW, Edmonton, AB



## Contact



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