

\$0 - 3735 8 Avenue, Edmonton

MLS® #E4436205

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

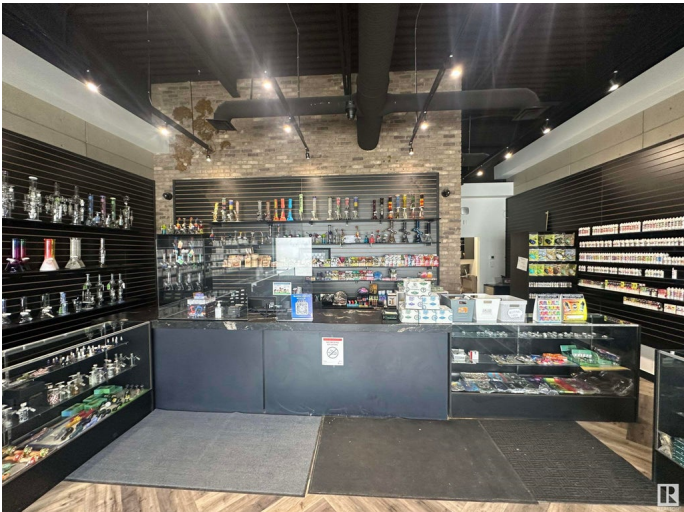
Royal Centre Hills is a newly constructed retail development located at 3743 & 3735 8 Avenue SW in the growing Charlesworth community of South Edmonton. The property features two turnkey units available for lease: a 1,500 SF space ideal for a grocery or convenience store and a 1,012 SF former vape store. Positioned near the Ivor Dent Sports Park and surrounded by established neighbourhood amenities, the site benefits from strong local demographics, including over 38,000 residents within a 3 km radius and average household incomes exceeding \$112,000. With sustainable design features, ample parking, and exposure to a high-traffic residential area, Royal Centre Hills offers an excellent opportunity for service-oriented and retail tenants.

Built in 2018

Essential Information

MLS® #	E4436205
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Retail
Status	Active

Community Information



Address	3735 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E9

Exterior

Exterior	See Remarks
Construction	See Remarks

Additional Information

Date Listed	May 13th, 2025
Days on Market	1
Zoning	Zone 53

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Listing information last updated on May 14th, 2025 at 3:32pm MDT