

\$0 - 3735 8 Avenue, Edmonton

MLS® #E4436205

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

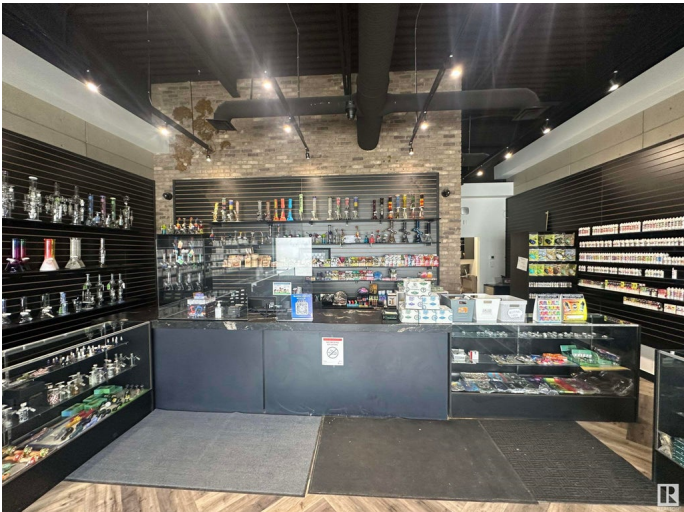
Royal Centre Hills is a newly constructed retail development located at 3743 & 3735 8 Avenue SW in the growing Charlesworth community of South Edmonton. The property features two turnkey units available for lease: a 1,500 SF space ideal for a grocery or convenience store and a 1,012 SF former vape store. 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 | 14 |
| Zoning | Zone 53 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 27th, 2025 at 2:02pm MDT