

Courtesy Of Noah Issa and Ali Shaben Of Sable Realty

# \$0 - 3743 8 Avenue, Edmonton

MLS® #E4430639

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

Two prime retail units are available for lease at Royal Centre Hills, a newly constructed, sustainably designed building in South Edmontonâ€™s growing Charlesworth community. Unit 1 offers 1,500 SF, turnkey ready for a grocery or convenience store, at \$28 PSF base rent, while Unit 2 provides 2,898 SF, ideal for a liquor store, at \$35 PSF base rent, with additional rent estimated at \$14 PSF (2025). Located near the Ivor Dent Sports Park and surrounded by a thriving residential population with strong household incomes, this site offers excellent exposure and accessibility to meet the area's retail demand.

Built in 2018

## Essential Information

MLS® #	E4430639
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Retail
Status	Active

## Community Information

Address	3743 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	April 12th, 2025
Days on Market	13
Zoning	Zone 53

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Listing information last updated on April 24th, 2025 at 9:31pm MDT