



3,682 SF High End Commercial Space in Southwest Edmonton

ROYAL CENTRE CAMERON HEIGHTS

637 & 639 Cameron Heights Drive NW, Edmonton, AB

NOAH ISSA

Vice President
780-236-5723
noah@sablerealty.ca

ALI SHABEN

President, Broker/Owner
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM

Associate
780-807-6597
msalem@sablerealty.ca



For Lease: Upscale Retail Centre 1 Minute from Anthony Henday

Located just one minute off Anthony Henday Drive in the desirable southwest neighbourhood of Cameron Heights, Royal Centre Cameron Heights offers 3,682 SF of high-end commercial space within an established, upscale retail centre – available on an as-is basis. The property benefits from exceptional visibility, modern architectural finishes, and ample at-door parking, making it easily accessible for both customers and staff. Positioned alongside a strong tenant mix including Liquor 4 U, Monty's Pizza, Malina Bakery, a pharmacy, a barber shop, and a salon & spa, the space enjoys consistent daytime and evening traffic. The site-specific DC2 zoning supports a wide range of potential uses (excluding existing tenant categories), making this an excellent opportunity for restaurant, retail, or service-oriented businesses seeking a premium storefront in one of west Edmonton's most affluent communities.

PROPERTY DETAILS

Municipal Description	637 & 639 Cameron Heights Drive NW, Edmonton, AB
Legal Description	Plan 0024559, Lot A
Zoning	Site Specific Development Control Provision (DC2 (1076))
Vacant Unit Size	3,682 SF
Base Rent	Market
Additional Rent	\$17.00 PSF (2026 Estimate)
Possession	January 1, 2027



FOR LEASE
637 & 639 Cameron Heights Drive NW
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

DEMOGRAPHICS WITHIN 3KM

27,000

Population

9,500

Households

38

Median Age

\$189K

Average Household Income

\$140K

Median Household Income

80,000
VPD

Traffic Volume (Anthony Henday
Drive at Cameron Heights)



FOR LEASE
637 & 639 Cameron
Heights Drive NW
Edmonton AB

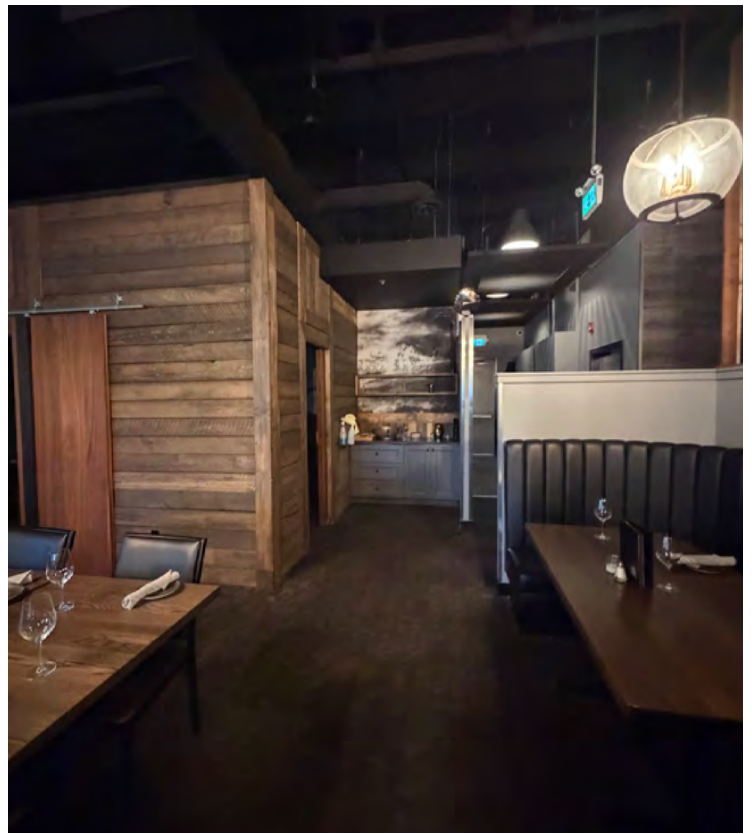
NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

INTERIOR PHOTOS



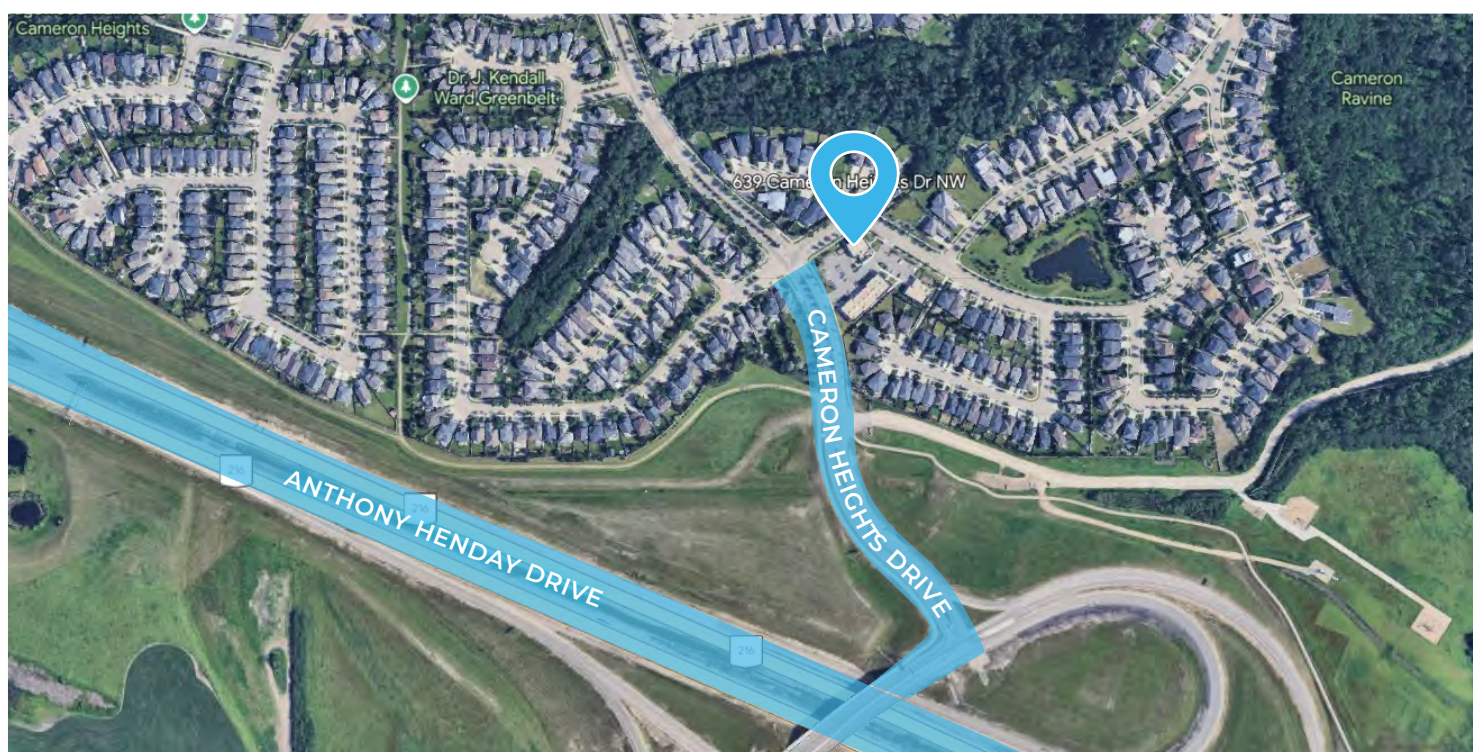
FOR LEASE
637 & 639 Cameron
Heights Drive NW
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE
637 & 639 Cameron Heights Drive NW
 Edmonton AB

NOAH ISSA
 780-236-5723
noah@sablerealty.ca

ALI SHABEN
 780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
 780-807-6597
msalem@sablerealty.ca

SABLE REALTY