

ROYAL CENTRE HILLS

3707 - 8 Avenue SW, Edmonton, AB



Former C-Store Unit in Southeast Edmonton

FOR LEASE

**SABLE
REALTY**

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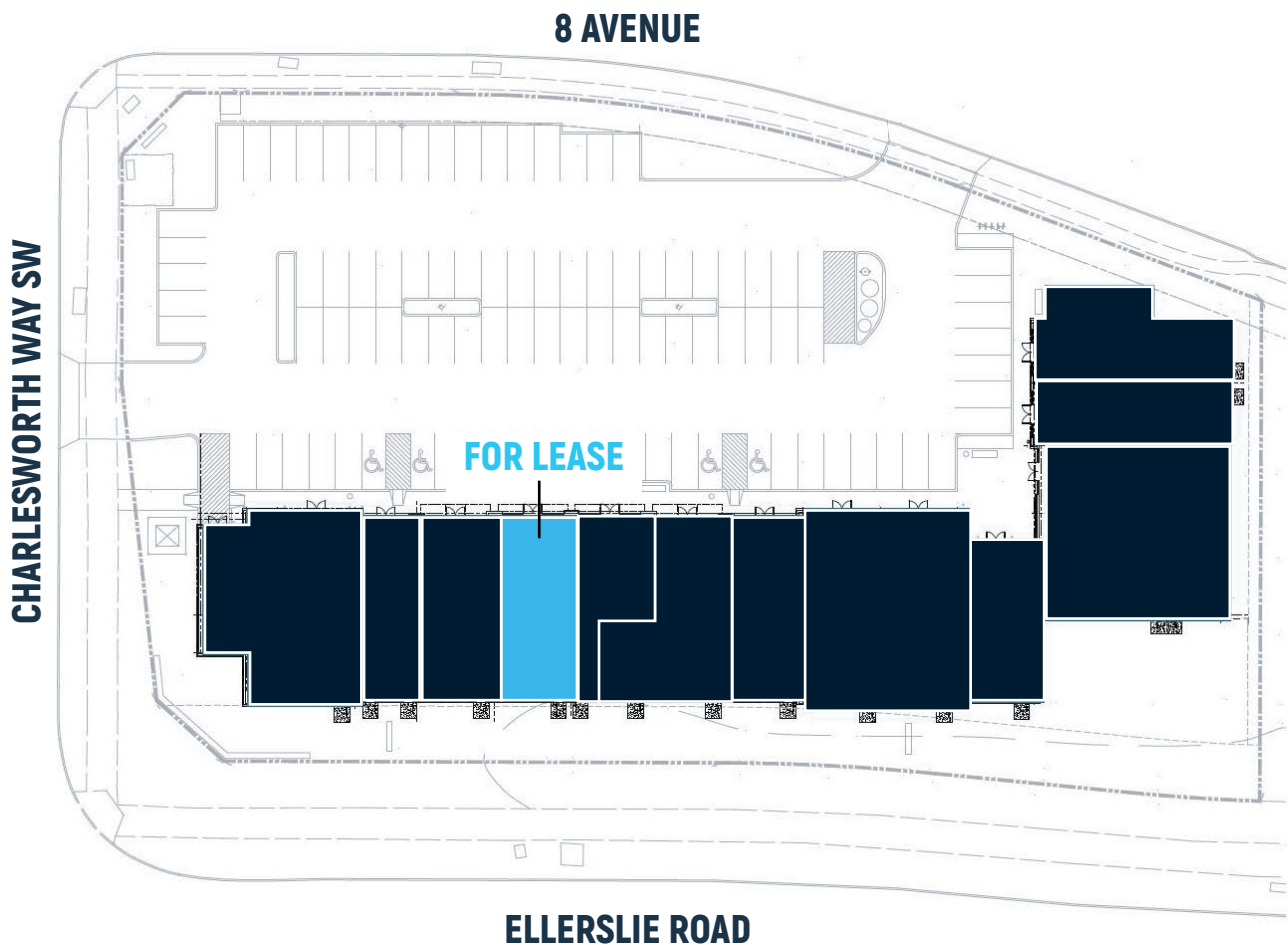
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► Unit for Lease in Royal Centre Hills

In the new neighbourhood of Charlesworth in South Edmonton lies Royal Centre Hills, a newly constructed, sustainably designed building. There is currently one 1500 square foot unit for lease in the desirable building which caters to the South Edmonton residential community. Royal Centre Hills is located near the Ivor Dent Sports Park, a 24 field complex recently constructed.

PROPERTY DETAILS

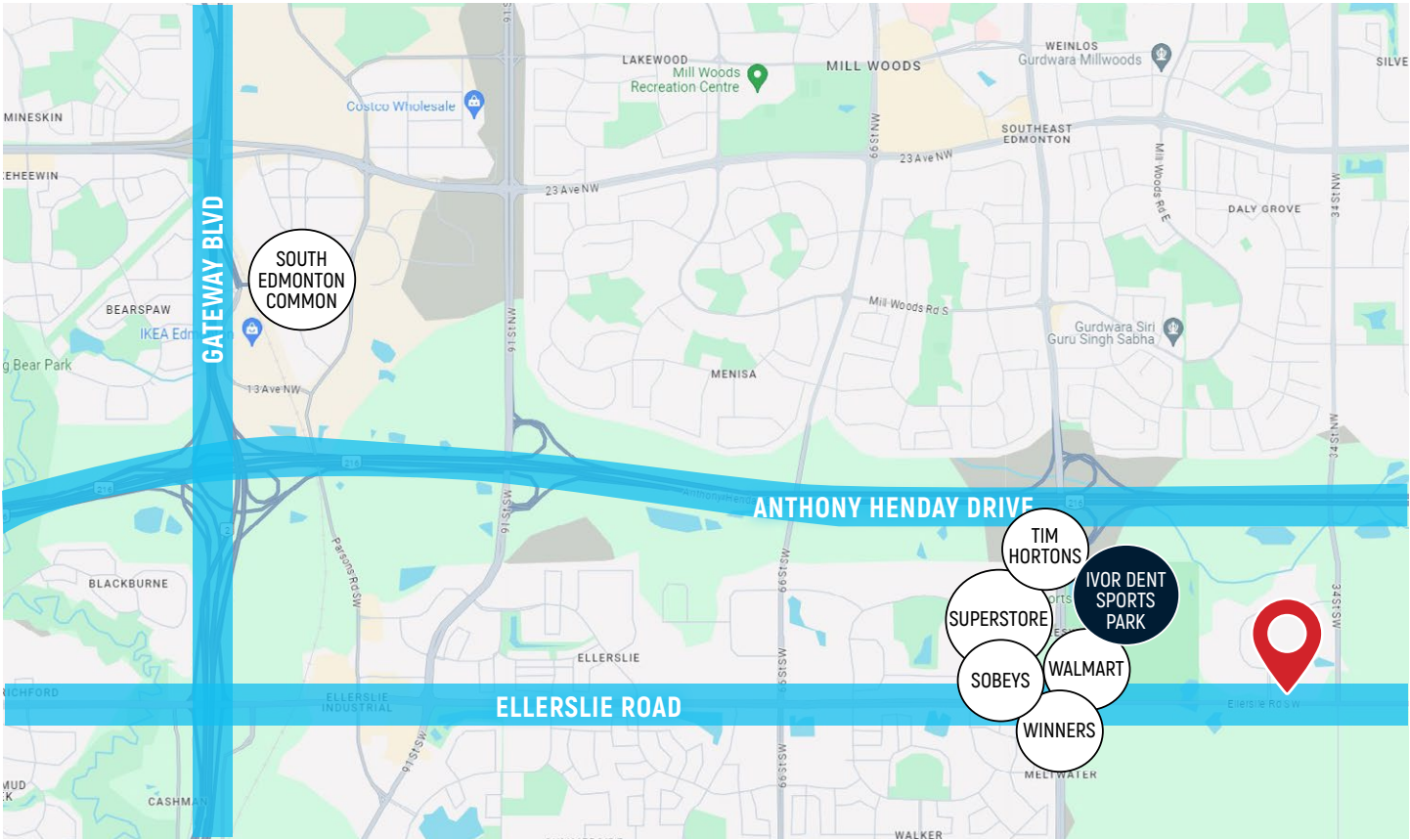
Municipal Address	3743 8 Avenue SW Edmonton	Signage	Fascia and Pylon
Legal Description	Lot 1, Block 6, Plan 1623687	Possession	Immediate
Size	1,500 SF	Basic Rent	Market
Zoning	Direct Development Control Provision (DC1)	Additional Rent	\$14 PSF (2024 Estimate)
Parking	Scramble		



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- TIM HORTONS
- IVOR DENT SPORTS PARK
- SUPERSTORE
- SOBEYS
- WALMART
- WINNERS

DEMOGRAPHICS WITHIN 3KM



Population



Households



Median Age



Average Household Income



Traffic Volume: Ellerslie & 50



Total Consumer Spending



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