



| SABLE REALTY |

FOR LEASE

High-Visibility Retail Space in a Grocery-Anchored Community Hub in SW Edmonton

ROYAL CENTRE PETROLIA

11409 40 Avenue NW Edmonton AB

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FOR LEASE 2,240 SF Unit in Royal Centre Petrolia

This 2,240 SF inline space, formerly occupied by Good Stock, offers a strong leasing opportunity within one of Southwest Edmonton's most established daily-needs retail nodes. Positioned in the heart of Greenfield, the centre is surrounded by mature, family-oriented communities with above-average household incomes and stable long-term residency. Anchored by No Frills and Dollarama, the site captures consistent traffic from Greenfield, Royal Gardens, Aspen Gardens, and Lansdowne. The area benefits from high residential density, strong school catchments, and convenient access via 111 Street and Whitemud Drive, making it a strategic location for operators seeking reliable neighbourhood demand. Ideal for food, medical, wellness, and service-based tenants looking to establish or expand their presence in a proven trade area.

5 MINS
TO WHITEMUD
DRIVE

10 MINS
TO ANTHONY
HENDAY DR

PROPERTY DETAILS

Property Name	Royal Centre Petrolia
Municipal Address	11409 40 Avenue NW
Legal Description	3614NY, Block 63, Lot 24A
Neighbourhood	Greenfield
Zoning	General Commercial (CG)
Vacant Unit	2,240 SF
Basic Rent	\$22 PSF
Additional Rent	\$14 PSF
Possession	June 1, 2026 (Early Possession is Possible)
Pylon Signage	\$150 per Month



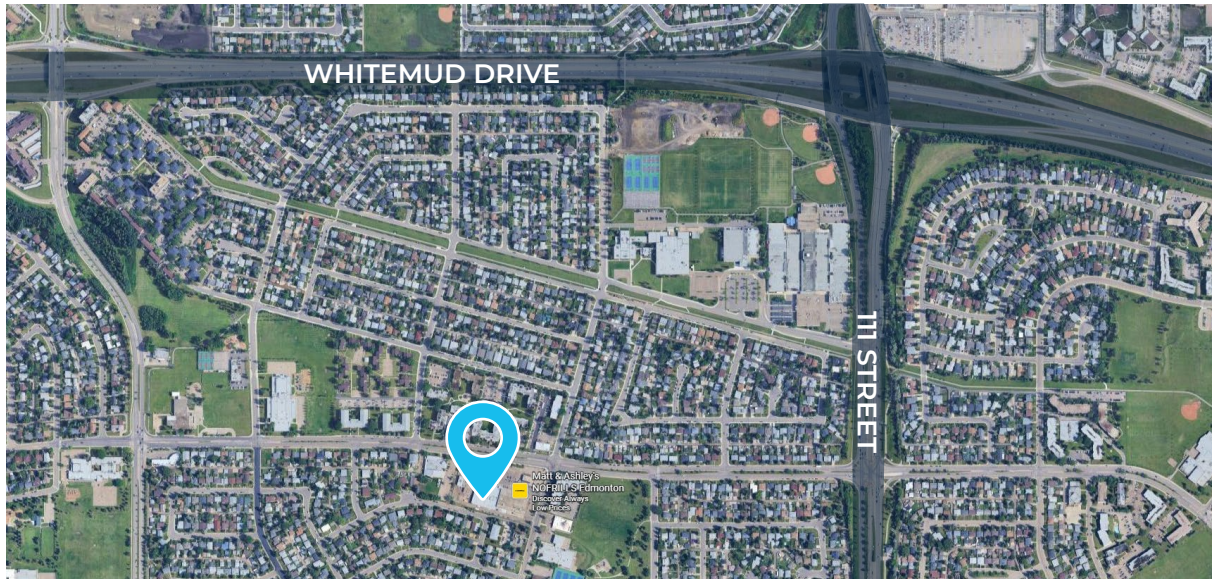
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GET MORE INFORMATION

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ABOUT SABLE REALTY

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