

\$0 - 3751 8 Avenue, Edmonton

MLS® #E4432240

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

LIQUOR STORE OPPORTUNITY! 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

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|------------|----------|
| MLS® # | E4432240 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|---------|---------------|
| Address | 3751 8 Avenue |
| Area | Edmonton |



| | |
|-------------|--------------|
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2G6 |

Exterior

| | |
|--------------|-------------|
| Exterior | See Remarks |
| Construction | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 53 |

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Listing information last updated on May 1st, 2025 at 1:17pm MDT