

\$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

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 2:47pm MDT