

\$0 - 3735 8 Avenue, Edmonton

MLS® #E4436205

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

Royal Centre Hills offers a turnkey retail opportunity in the growing Charlesworth community of South Edmonton. The available space is a 1,012 SF former vape store, located in a newly constructed, energy-efficient building. It can be used as a convenience store, vape shop, or other service-based retail business. The location is near Ivor Dent Sports Park and surrounded by residential developments, benefiting from strong demographics, including over 38,000 residents within a 3 km radius and average household incomes exceeding \$112,000. This space is ideal for businesses seeking exposure in a high-growth area.



Built in 2018

Essential Information

MLS® #	E4436205
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Retail
Status	Active

Community Information

Address	3735 8 Avenue
Area	Edmonton

Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E9

Exterior

Exterior	See Remarks
Construction	See Remarks

Additional Information

Date Listed	May 13th, 2025
Days on Market	113
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 8:17pm MDT