

# \$0 - 3743 8 Avenue, Edmonton

MLS® #E4430639

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Charlesworth, Edmonton, AB

Royal Centre Hills is a newly constructed retail development located at 3743 & 3735 8 Avenue SW in the growing Charlesworth community of South Edmonton. The property features two turnkey units available for lease: a 1,500 SF space ideal for a grocery or convenience store and a 1,012 SF former vape store. Positioned near the Ivor Dent Sports Park and surrounded by established neighbourhood amenities, the site benefits from strong local demographics, including over 38,000 residents within a 3 km radius and average household incomes exceeding \$112,000. With sustainable design features, ample parking, and exposure to a high-traffic residential area, Royal Centre Hills offers an excellent opportunity for service-oriented and retail tenants.

Built in 2018

## Essential Information

MLS® #	E4430639
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Retail
Status	Active

## Community Information



Address	3743 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	April 12th, 2025
Days on Market	31
Zoning	Zone 53

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Listing information last updated on May 13th, 2025 at 5:32pm MDT