

ROYAL CENTRE ASTER

1219 Aster Boulevard NW Edmonton, AB



High Traffic Commercial Retail and Office Spaces Available

FOR LEASE

**SABLE
REALTY**

Ali Shaben
President, Broker/Owner
780-446-8622
ali@sablerealty.ca

Diana Chehade
Associate
780-938-0476
diana@sablerealty.ca

Noah Issa
Vice President
780-236-5723
noah@sablerealty.ca

ROYAL CENTRE ASTER

► For Lease: Brand New Prime Real Estate Commercial Construction

Royal Centre Aster is comprised of three brand new buildings in Southeast Edmonton with ample parking and high traffic exposure. One main floor 1350 SF unit and One second floor 856 SF unit are available for lease. Royal Centre Aster is located just minutes from the Anthony Henday and is in close proximity to the Meadows Rec Centre, Svend Hansen K-9 School and a proposed new high school.

Municipal Address: 1219 Aster Blvd NW Edmonton | Legal Description: Lot 1, Block 9, Plan 2022819

AREA HIGHLIGHTS



Transit

Transit Located
Nearby



\$110,000

Average Household
Income



12,149

Nearby Population



15,300

Average Weekly
Traffic



FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

SABLE
REALTY

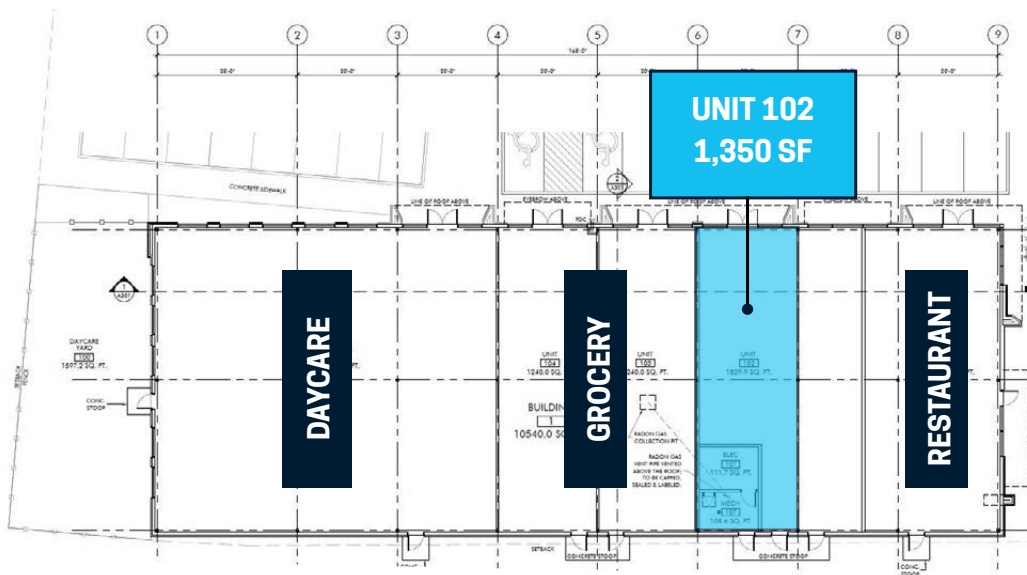
BUILDING #1

Single Story

Fully Leased

| | |
|-----------|---|
| Address | 1219 Aster Blvd NW Edmonton |
| Zoning | CB1 |
| Unit Size | 1,350 Sq Ft |
| Rent | \$42.00 PSF Base Rent + \$17 PSF Additional Rent |

| | |
|------------------|--|
| Existing Tenants | Indian Restaurant, Grocery Store, Daycare, Indian Clothing Store |
|------------------|--|



FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca



BUILDING #2

Two Story

Address 1273 Aster Blvd NW Edmonton

Zoning CB1

Unit Size **Second Floor**
· 856 Sq Ft (Unit 208)

Rent \$30.00 PSF Base Rent
+ \$17 PSF Additional Rent

Existing Tenants Pizza Shop, Medical Clinic and Pharmacy, Dental Clinic, Hair Salon, Vape Shop, Liquor Store, Physiotherapy, Filipino Grocery, Desserts Cafe, Barber Shop

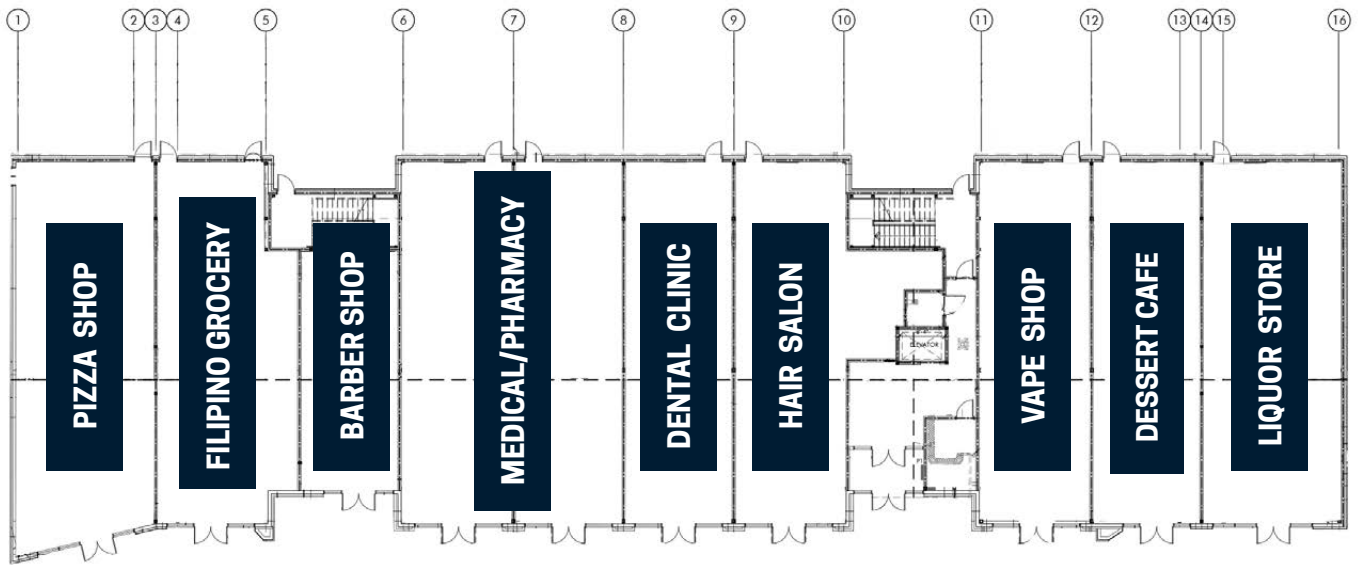


FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

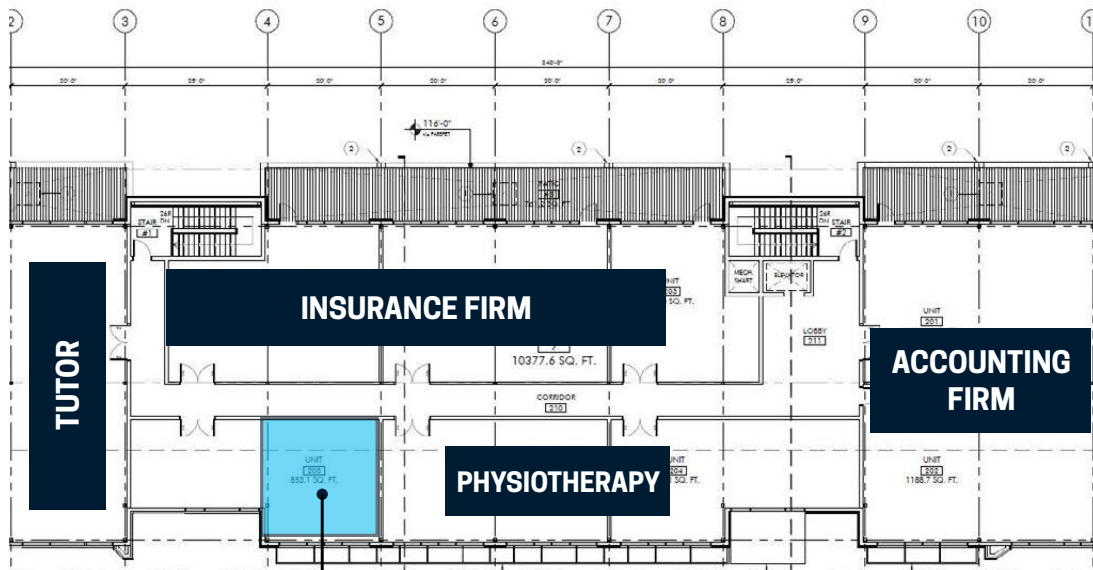
SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

SABLE
REALTY

MAIN FLOOR



SECOND FLOOR



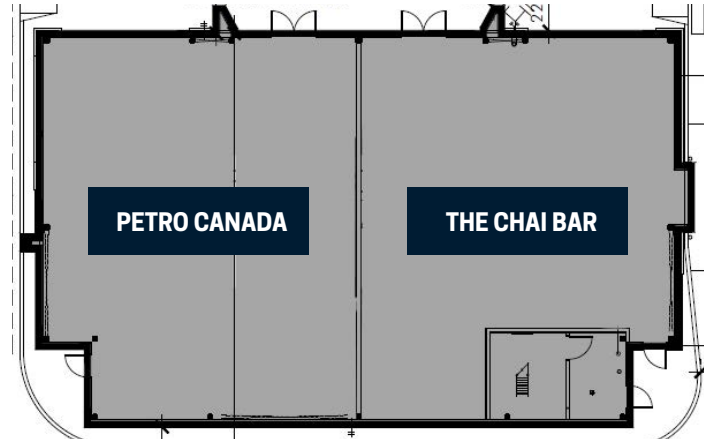
UNIT 208
856 SF

BUILDING #3

Single Story

Fully Leased

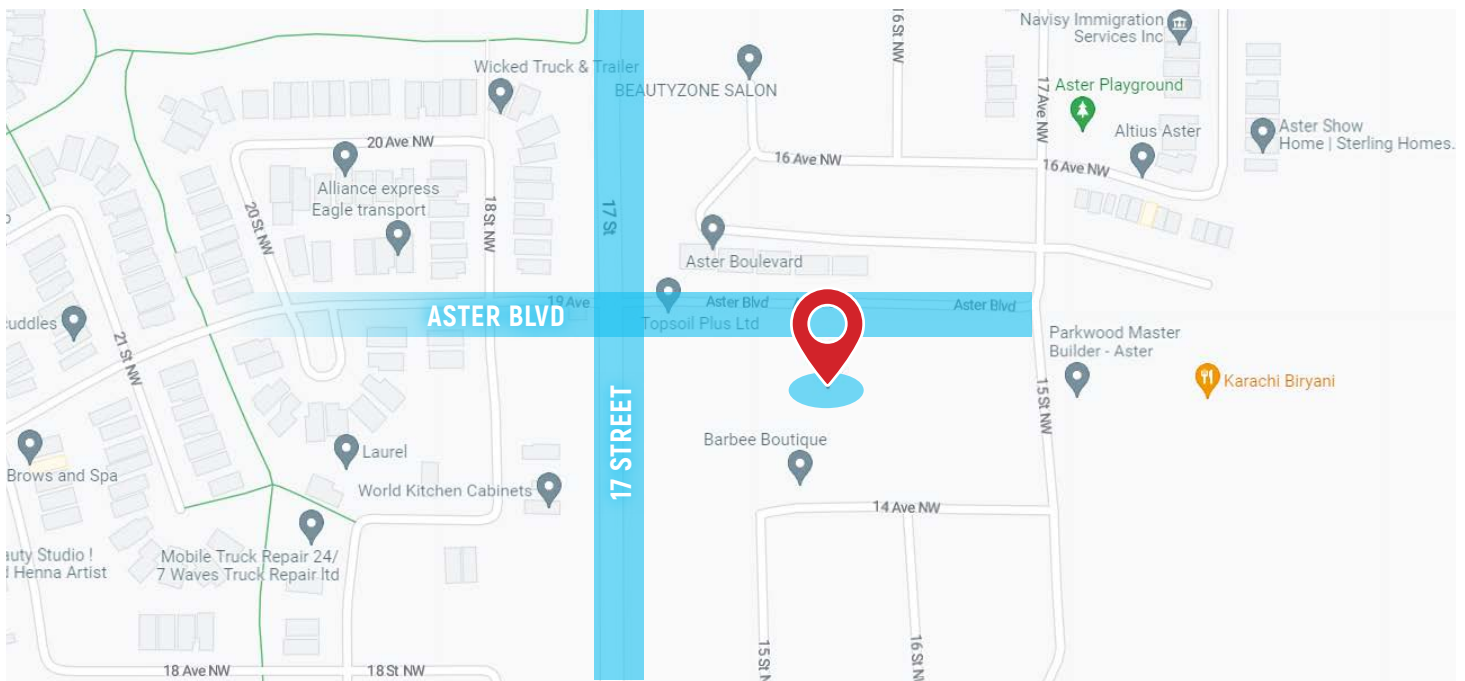
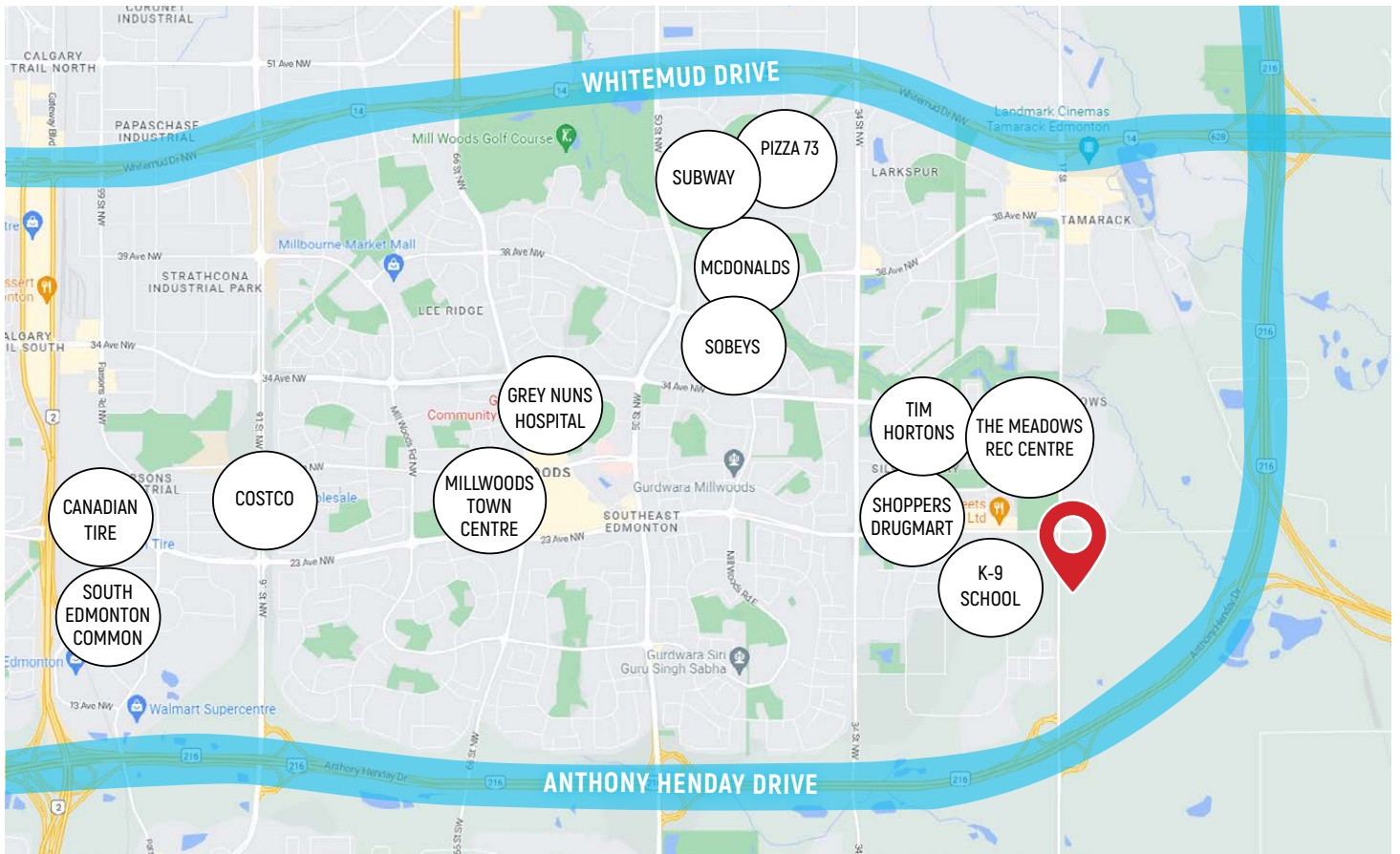
| | |
|------------------|--|
| Address | 1293 Aster Blvd NW Edmonton |
| Zoning | CB1 |
| Unit Size | No units available |
| Existing Tenants | Petro Canada Gas & Convenience Store, The Chai Bar |



FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

SABLE
REALTY



FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
 15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca





This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | www.sablerealty.ca

