

SABLE REALTY

**PRICE REDUCTION
IN BASE RENT**



FOR LEASE

1,645 SF Unit in Charlesworth, South Edmonton

ROYAL CENTRE HILLS

3723B 8 Avenue SW, Edmonton, AB

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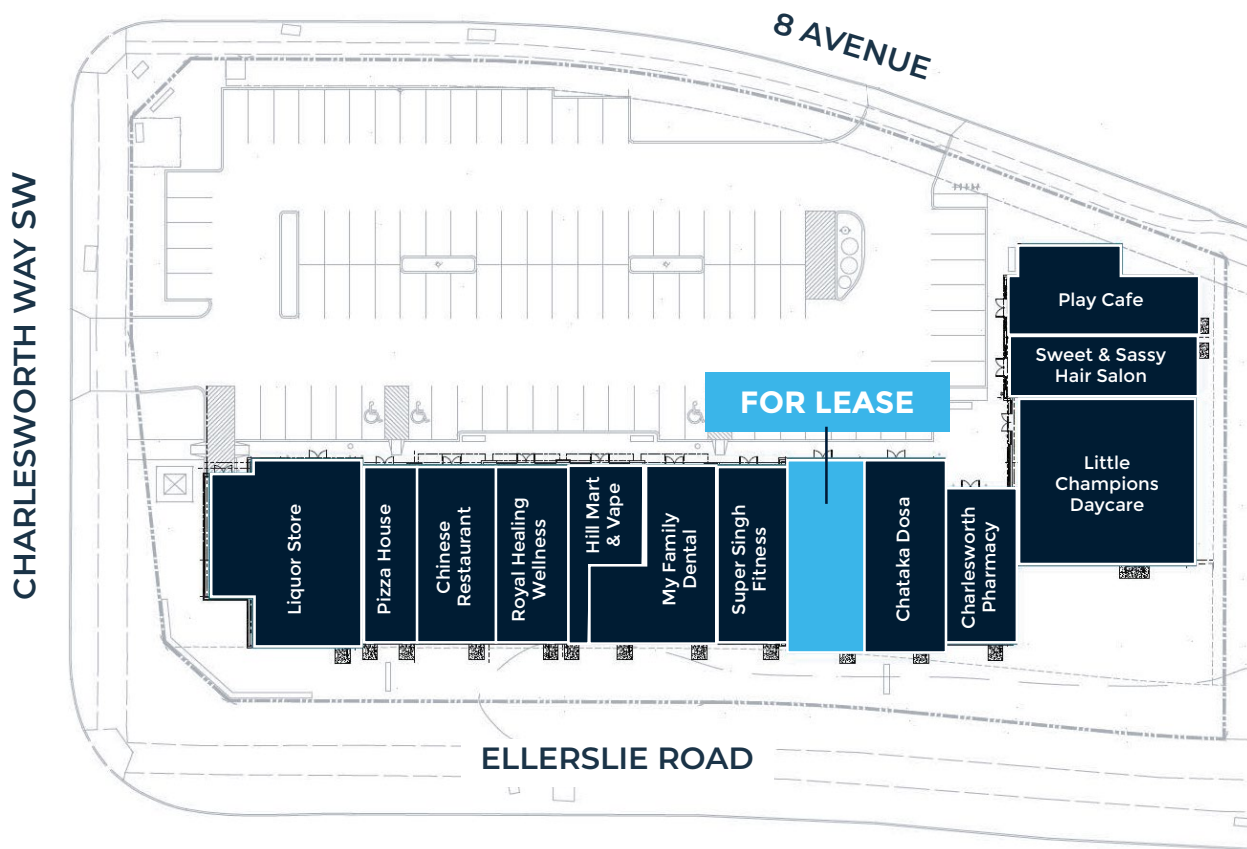


Unit for Lease in Royal Centre Hills

In the new neighbourhood of Charlesworth in South Edmonton lies Royal Centre Hills, a newly constructed, sustainably designed building. There is currently one 1,645 square foot unit for lease in the desirable building which caters to the South Edmonton residential community. Royal Centre Hills is located near the Ivor Dent Sports Park, a 24 field complex recently constructed.

PROPERTY DETAILS

3723B 8 Avenue SW, Edmonton AB	
Municipal Description	3723B 8 Avenue SW
Legal Description	Lot 1, Block 6, Plan 1623687
Zoning	DC1 19382
Size	1,645 SF
Base Rent	\$25.00 PSF PRICE REDUCTION
Additional Rent	\$14.00 PSF (2025 Estimate)
Condition	Turnkey Retail Unit (Formerly Wisdom Academy)
Possession	February 1, 2026



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DEMOGRAPHICS WITHIN 3KM



Population



Households



Median Age



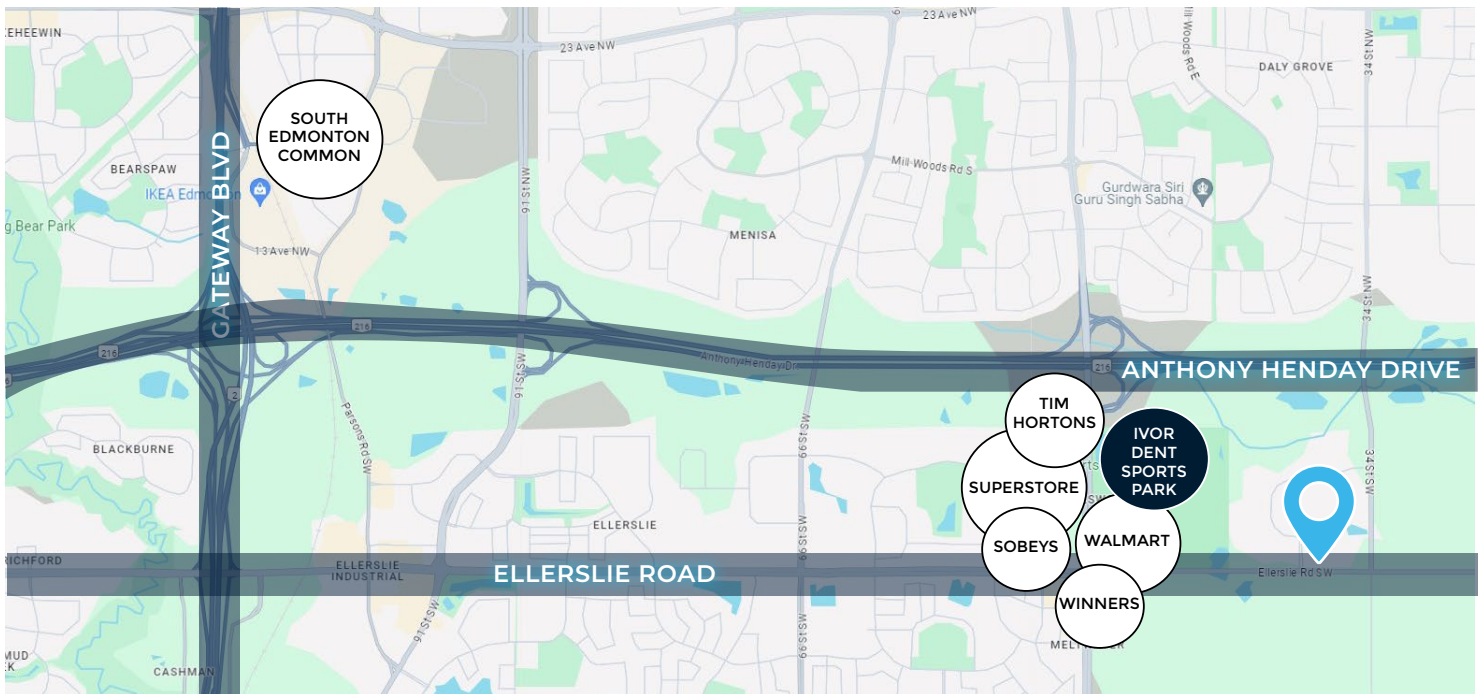
Average Household Income



Traffic Volume:
Ellerslie & 50 St



Total Consumer Spending



FOR LEASE
3723B 8 Ave
Edmonton AB

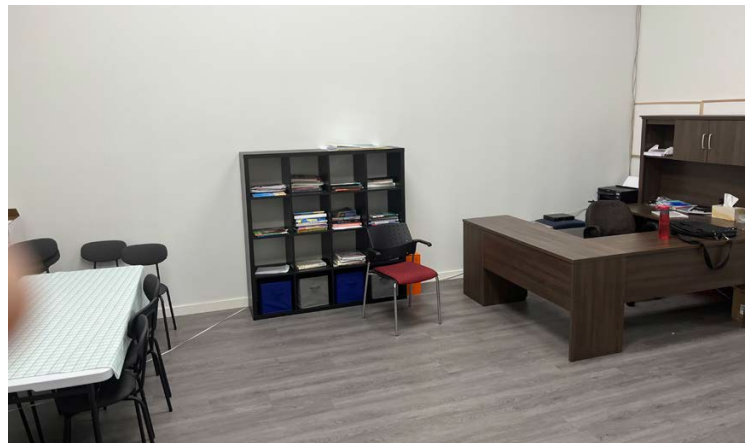
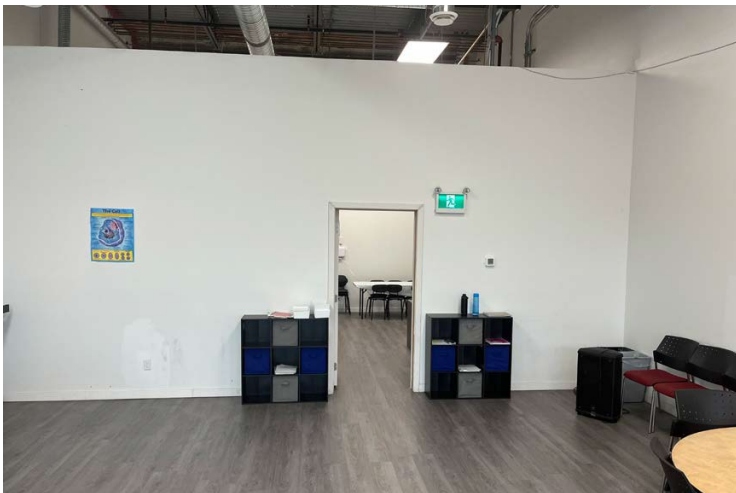
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