# **\$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.



### **Essential Information**

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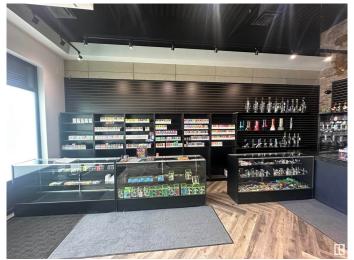
Bathrooms 0.00
Acres 0.00
Year Built 2018
Type Retail
Status Active

# **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 99

Zoning Zone 53

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Listing information last updated on August 20th, 2025 at 5:17am MDT