

\$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.

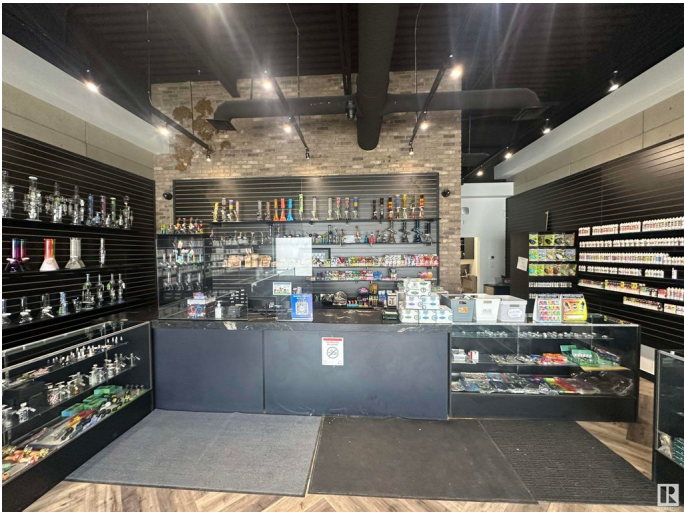
Built in 2018

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	87
Zoning	Zone 53

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Listing information last updated on August 8th, 2025 at 2:18pm MDT