

**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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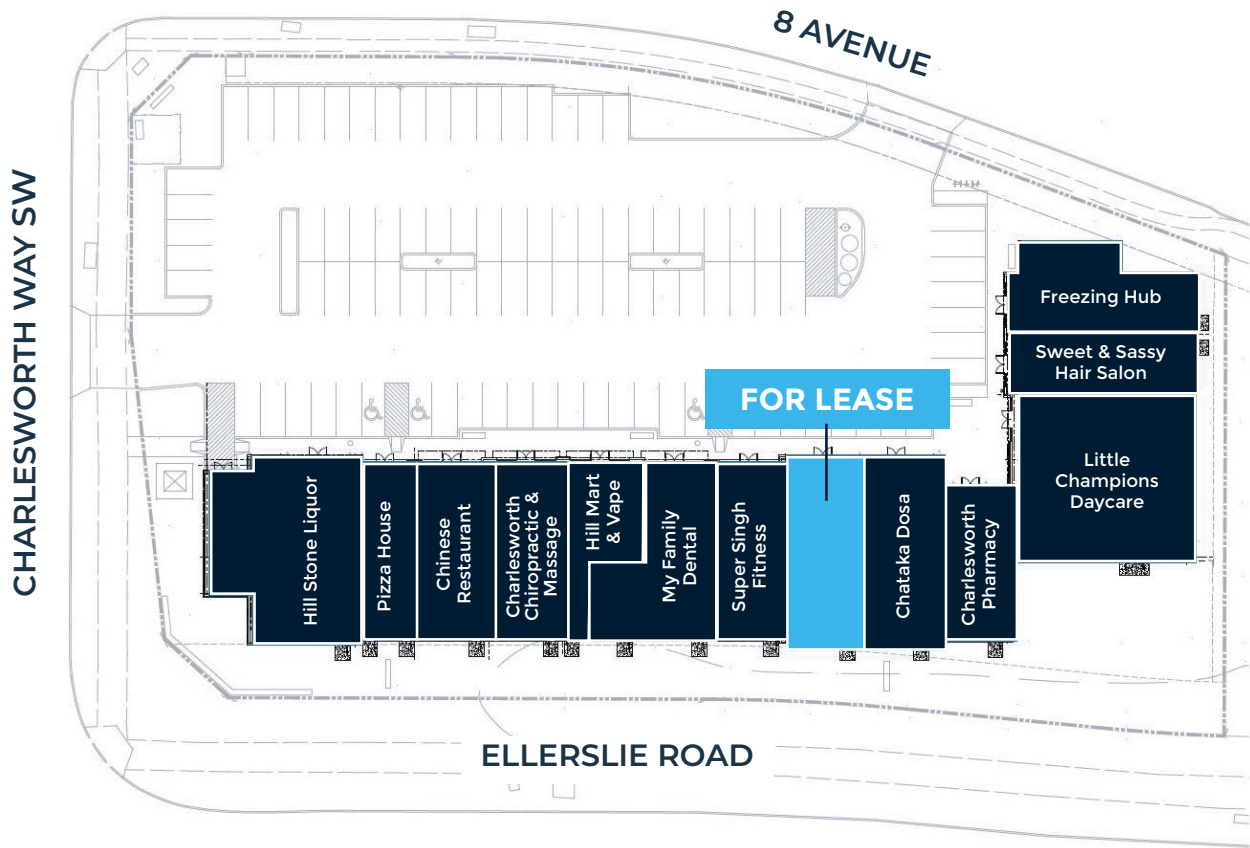


## Unit for Lease in Royal Centre Hills

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

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



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# DEMOGRAPHICS WITHIN 3KM



Population



Households



Median Age



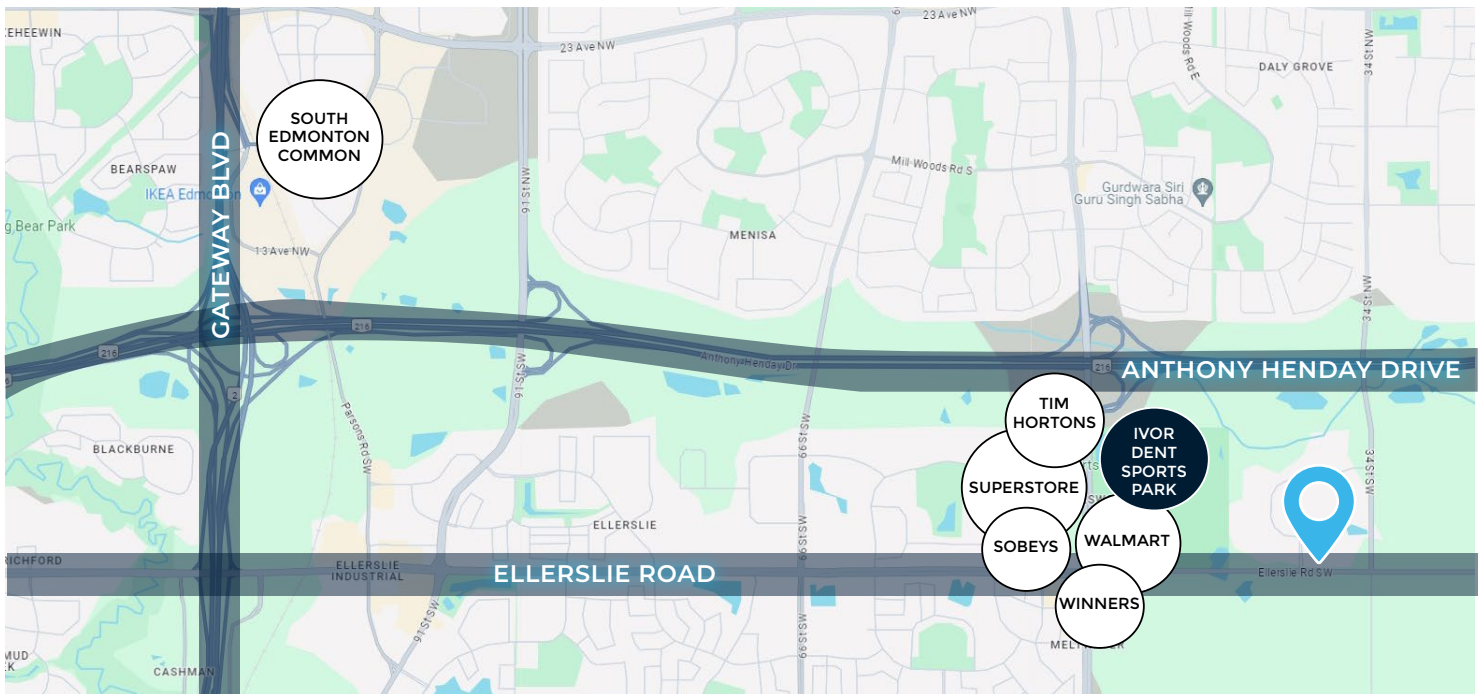
Average Household Income



Traffic Volume:  
Ellerslie & 50 St



Total Consumer Spending



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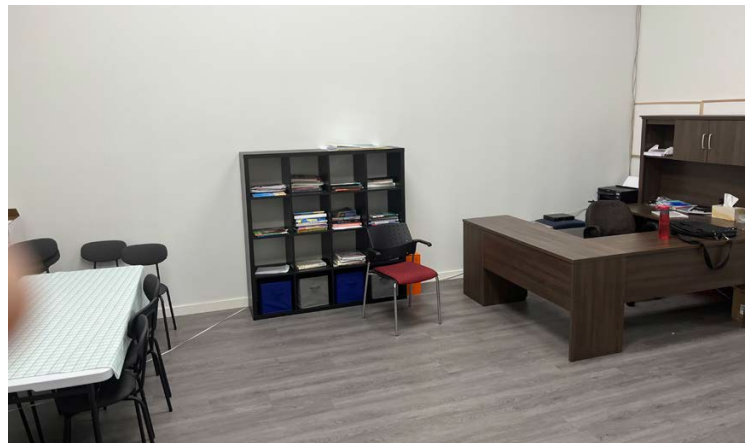
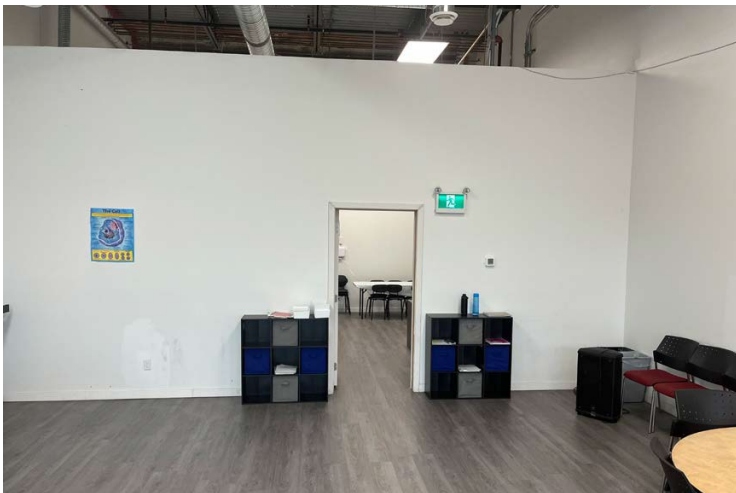
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