

SABLE REALTY



FOR LEASE

994 SF Available in Mixed-Use Property in Windermere

**ROYAL
CENTRE LUX**

1324 Windermere Way SW Edmonton AB

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For Lease 994 SF Unit in Royal Centre Lux

Fronting directly onto Windermere Way SW with immediate access to Anthony Henday Drive, Royal Centre Lux offers 994 SF of premium commercial space in one of Southwest Edmonton's most affluent and sought-after communities. Situated within a modern mixed-use development featuring 92 residential units above 8 ground-floor commercial bays, the property benefits from built-in density, consistent activity, and strong neighbourhood visibility.

The unit is professionally built out with 4 private offices, 1 boardroom, dedicated storage, and 1 accessible washroom, providing a turnkey opportunity for professional, medical, or service-oriented users. Located just 5 minutes from Currents of Windermere Shopping Centre and surrounded by major national retailers and restaurants, this space offers both prestige and convenience in a high-income trade area.

PROPERTY DETAILS

Municipal Description	1324 Windermere Way SW, Edmonton AB
Legal Description	Plan 1421329 Unit 153
Zoning	DC1 16281 (Direct Control Provision)
Vacant Unit Size	994 sqft
Base Rent	\$34 PSF
Additional Rent	\$18 PSF (Water and Heat Included)
Pylon Sign	\$150 per month
Possession	September 1st 2026



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Royal Centre Lux
Edmonton AB

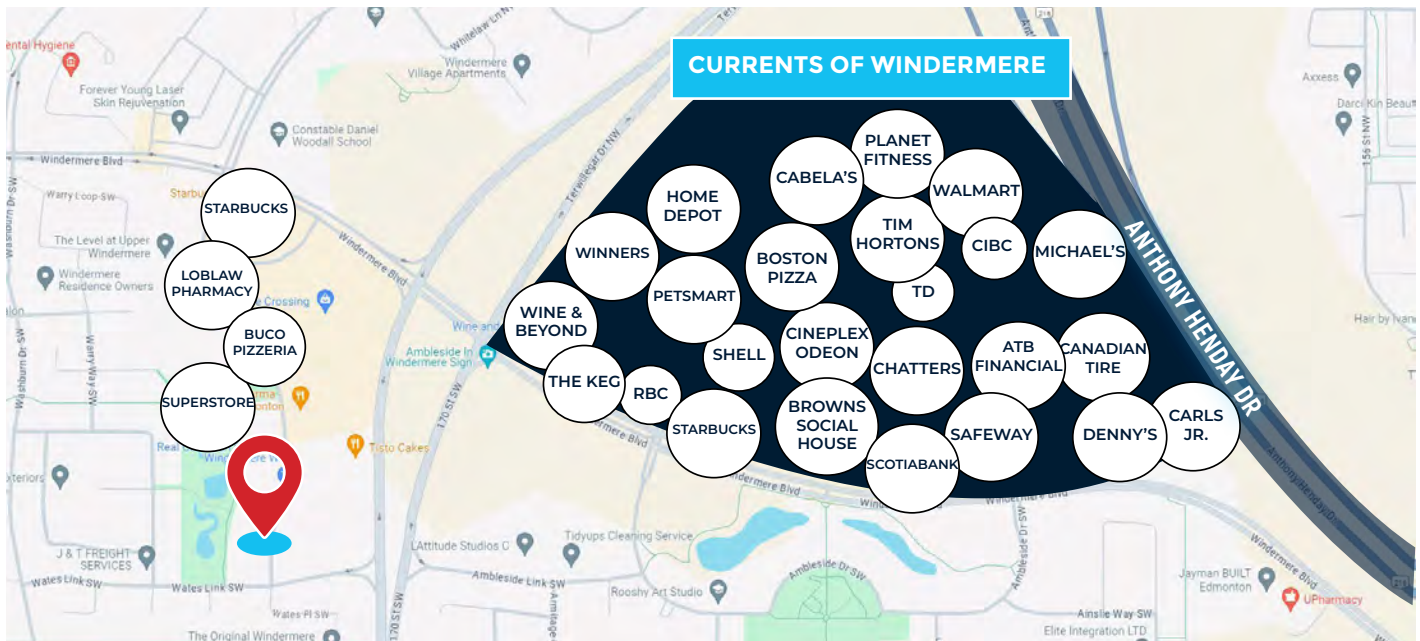
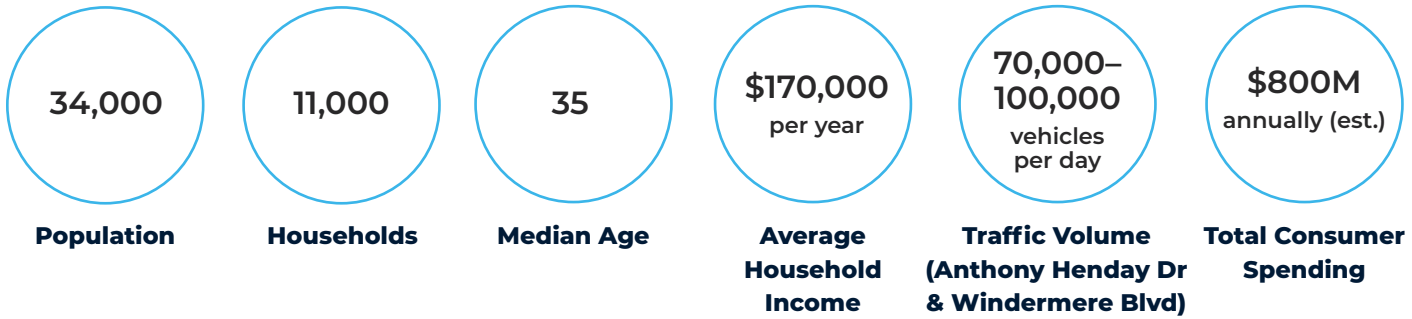
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DEMOGRAPHICS (3KM RADIUS)



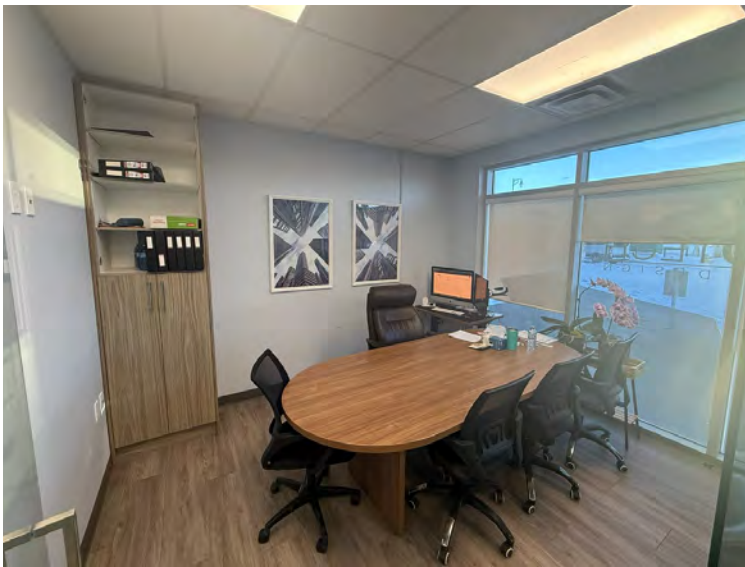
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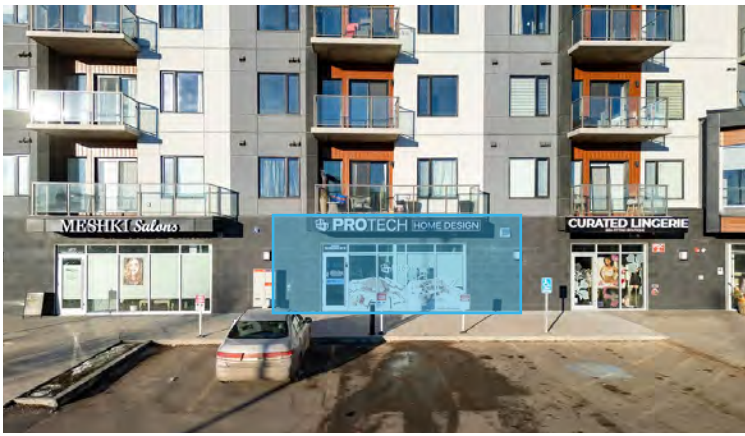
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