

# \$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	97
Zoning	Zone 53

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Listing information last updated on August 18th, 2025 at 10:02am MDT