

# FOR LEASE

1,585 - 3,170 SF (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**3707 - 8 Avenue SW, Edmonton, AB**

## ROYAL CENTRE HILLS

### Property Highlights

- New centre in South Edmonton
- Demisable option is available
- In the new neighborhood of Charlesworth
- Located near Ivor Dent Sports Park, a new 24 field sports complex
- Sustainable building design that includes solar powered building and benches
- Ideal uses: convenience, medical, pharmacy, hair salon/barber, restaurant, etc.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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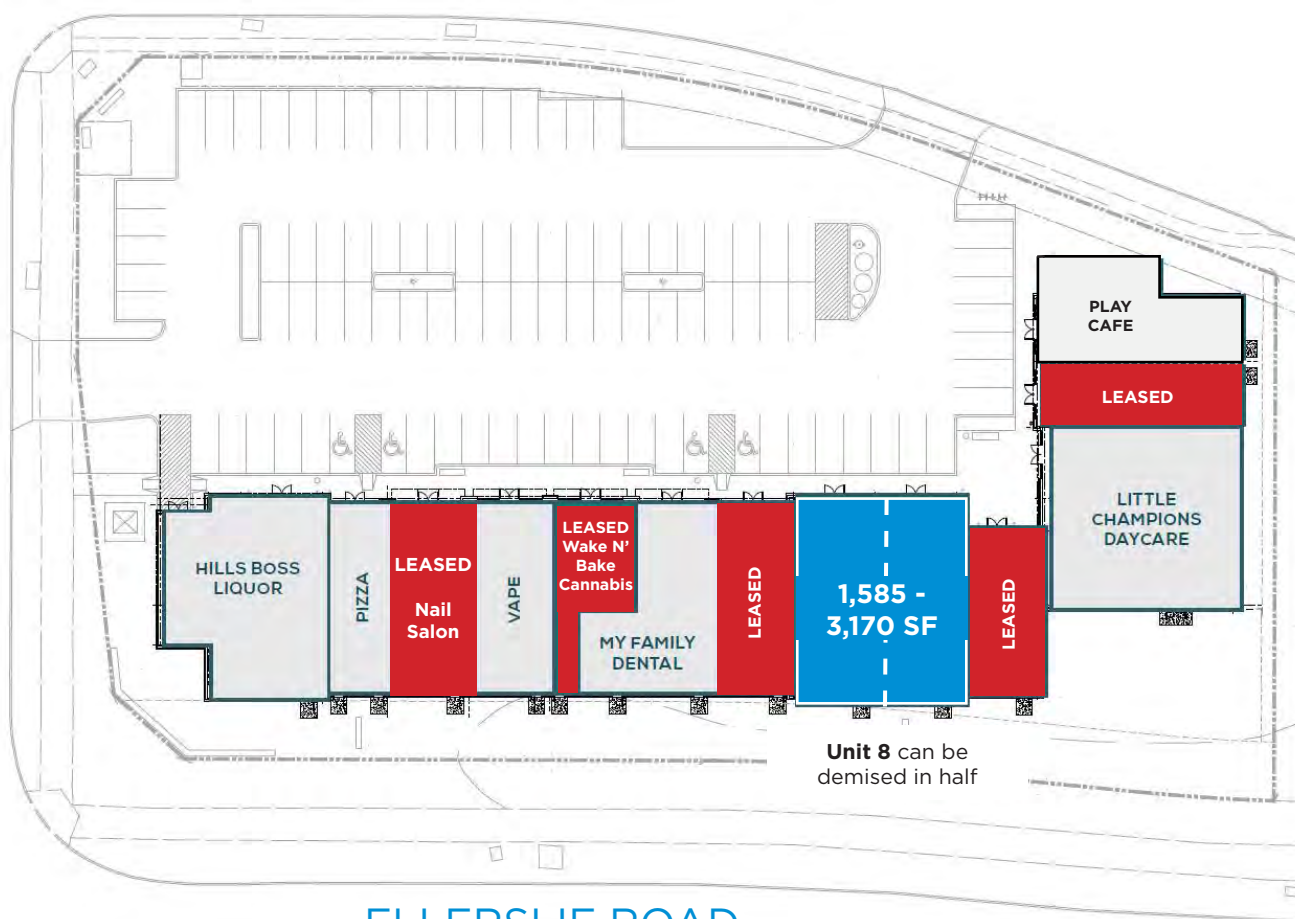
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### Site Plan

8 AVENUE

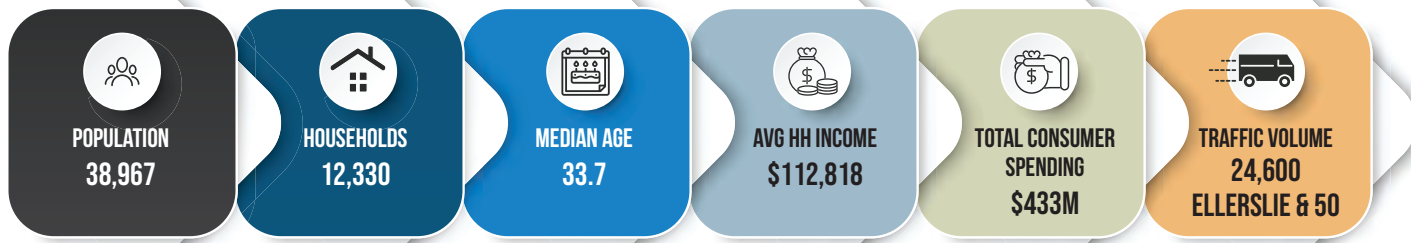
CHARLESWORTH WAY SW



Unit 8 can be demised in half

ELLERSLIE ROAD

### Demographics within 3KM



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### Property Information

**Municipal Address:** 3707 - 8 Avenue SW, Edmonton, AB

**Legal Address:** Lot 1, Block 6, Plan 1623687

**Available Unit:** UNIT 8 1,585 - 3,170 Sq. Ft. (+/-)

**Zoning:** DC1 (Site Specific Development)

**Parking:** Approx. 88 surface stalls

**Signage:** Fascia & pylon

**Possession:** Immediate

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**Lease Rate:** Starting at \$26.00/Sq. Ft.

**Op Costs:** \$12.00/Sq. Ft. (2019 est.)

### Contact

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