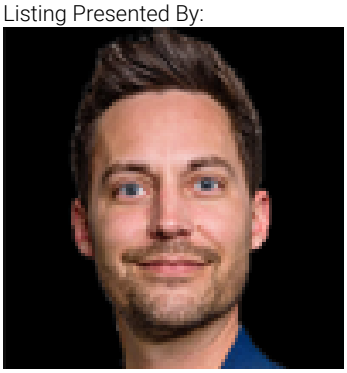


Edmonton Alberta

$35

Position your business in one of West Edmonton's fastest-growing and most affluent communities. This 1,160 SF commercial bay at Royal Centre Edgemont is offered in shell condition, providing tenants with the flexibility to customize the space to meet their operational needs. Strategically located along Edgemont Boulevard with excellent visibility, ample on-site parking, and convenient access to Anthony Henday Drive, the centre serves a rapidly expanding residential population. Surrounded by more than 75,000 residence with a median household income of approximately $125,758. The property benefits from strong demographics, high household incomes, and increasing consumer demand. Existing neighboring businesses include dental, pharmacy, daycare, coffee, Vape, Taekwondo and many more businesses and other service-oriented uses, creating strong synergy and daily traffic. Ideal for retail, professional office health and wellness, personal services, and specialty commercial users seeking a presence in a thriving neighborhood retail hub. (id:6769)

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