

ROYAL CENTRE ASTER

1219 Aster Boulevard NW Edmonton, AB



High Traffic Commercial Retail and Office Spaces Available

FOR LEASE

**SABLE
REALTY**

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ROYAL CENTRE ASTER

► For Lease: Brand New Prime Real Estate Commercial Construction

Royal Centre Aster is comprised of three brand new buildings in Southeast Edmonton with ample parking and high traffic exposure. One main floor 1200 SF unit and One second floor 856 SF unit are available for lease. Royal Centre Aster is located just minutes from the Anthony Henday and is in close proximity to the Meadows Rec Centre, Svend Hansen K-9 School and a proposed new high school.

Municipal Address: 1219 Aster Blvd NW Edmonton | Legal Description: Lot 1, Block 9, Plan 2022819

AREA HIGHLIGHTS



Transit

Transit Located
Nearby



\$110,000

Average Household
Income



12,149

Nearby Population



15,300

Average Weekly
Traffic



FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

SABLE REALTY: NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | DIANA CHEHADE 780-938-0476
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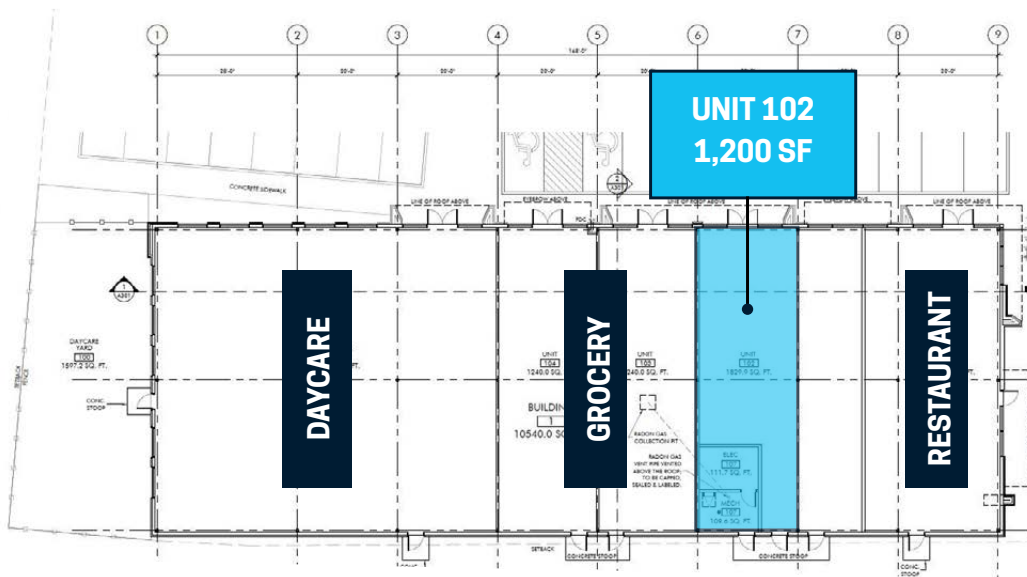
BUILDING #1

Single Story

Fully Leased

Address	1219 Aster Blvd NW Edmonton
Zoning	CB1
Unit Size	1,200 Sq Ft
Rent	\$42.00 PSF Base Rent + \$14 PSF Additional Rent

Existing Tenants	Indian Restaurant, Grocery Store, Daycare, Indian Clothing Store
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BUILDING #2

Two Story

Address 1273 Aster Blvd NW Edmonton

Zoning CB1

Unit Size **Second Floor**
· 856 Sq Ft (Unit 208)

Rent \$30.00 PSF Base Rent
+ \$14 PSF Additional Rent

Existing Tenants Pizza Shop, Medical Clinic and Pharmacy, Dental Clinic, Hair Salon, Vape Shop, Liquor Store, Physiotherapy, Filipino Grocery, Desserts Cafe, Barber Shop

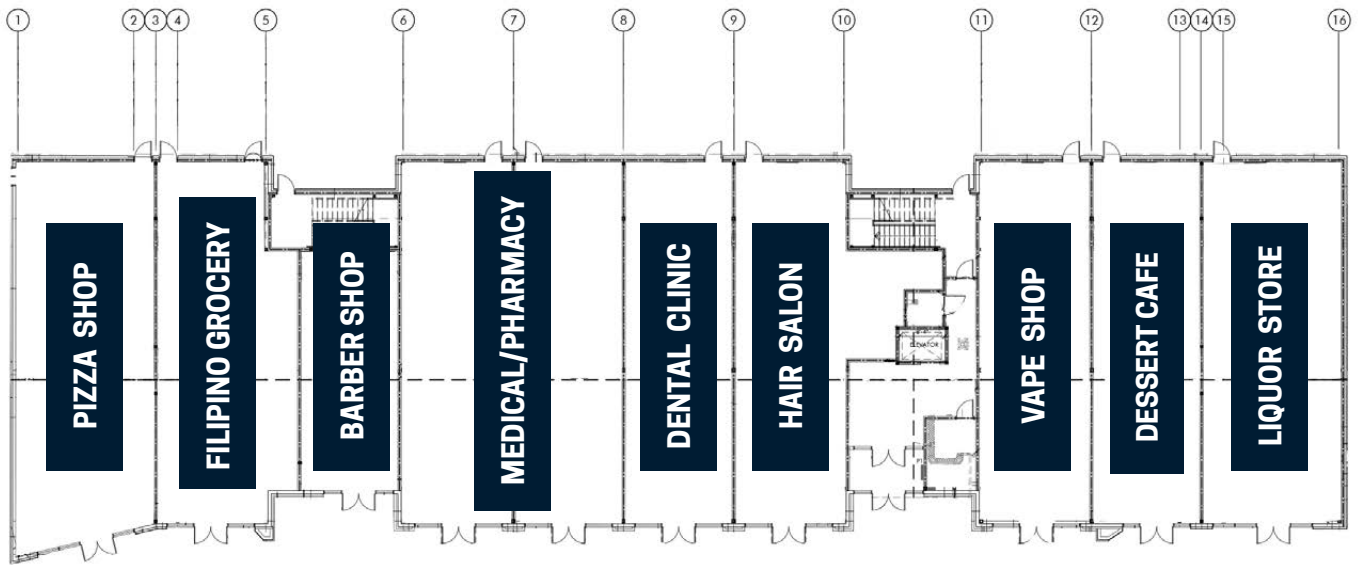


FOR LEASE | Royal Centre Aster: 1219 Aster Blvd NW, Edmonton AB

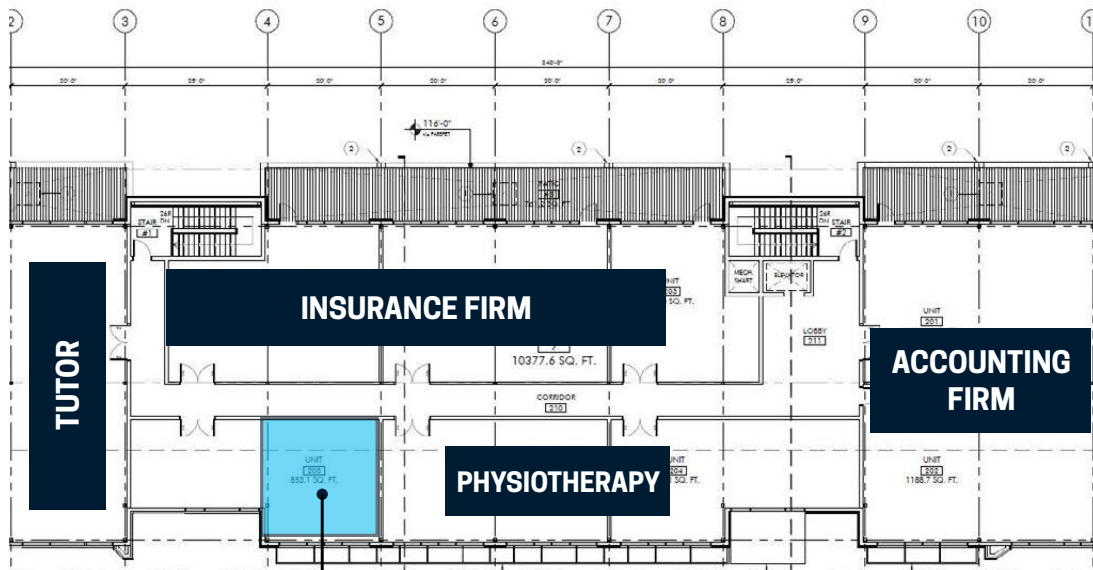
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MAIN FLOOR



SECOND FLOOR



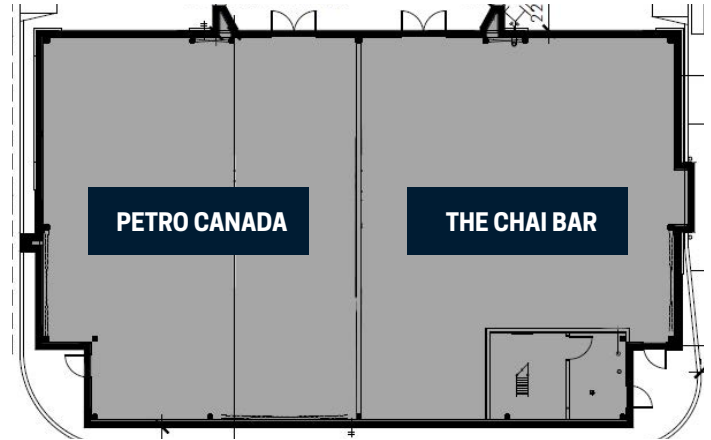
UNIT 208
856 SF

BUILDING #3

Single Story

Fully Leased

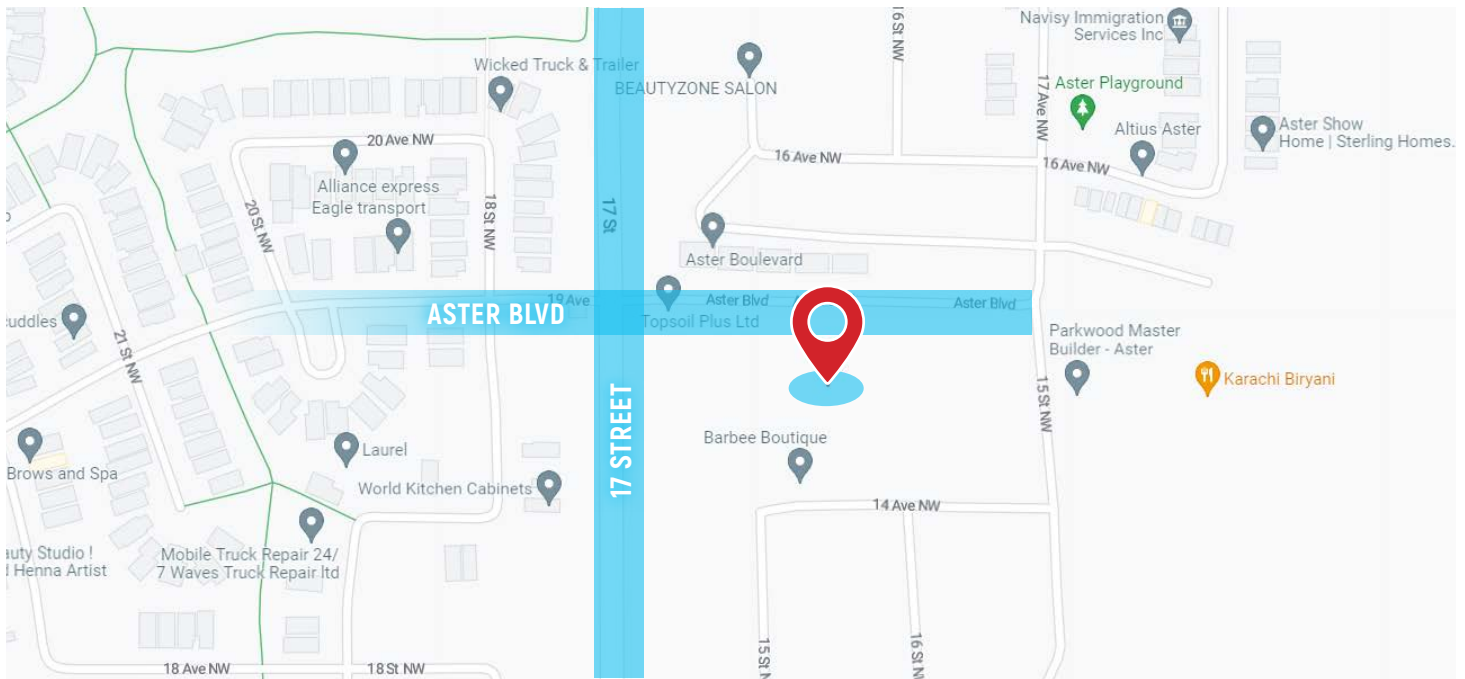
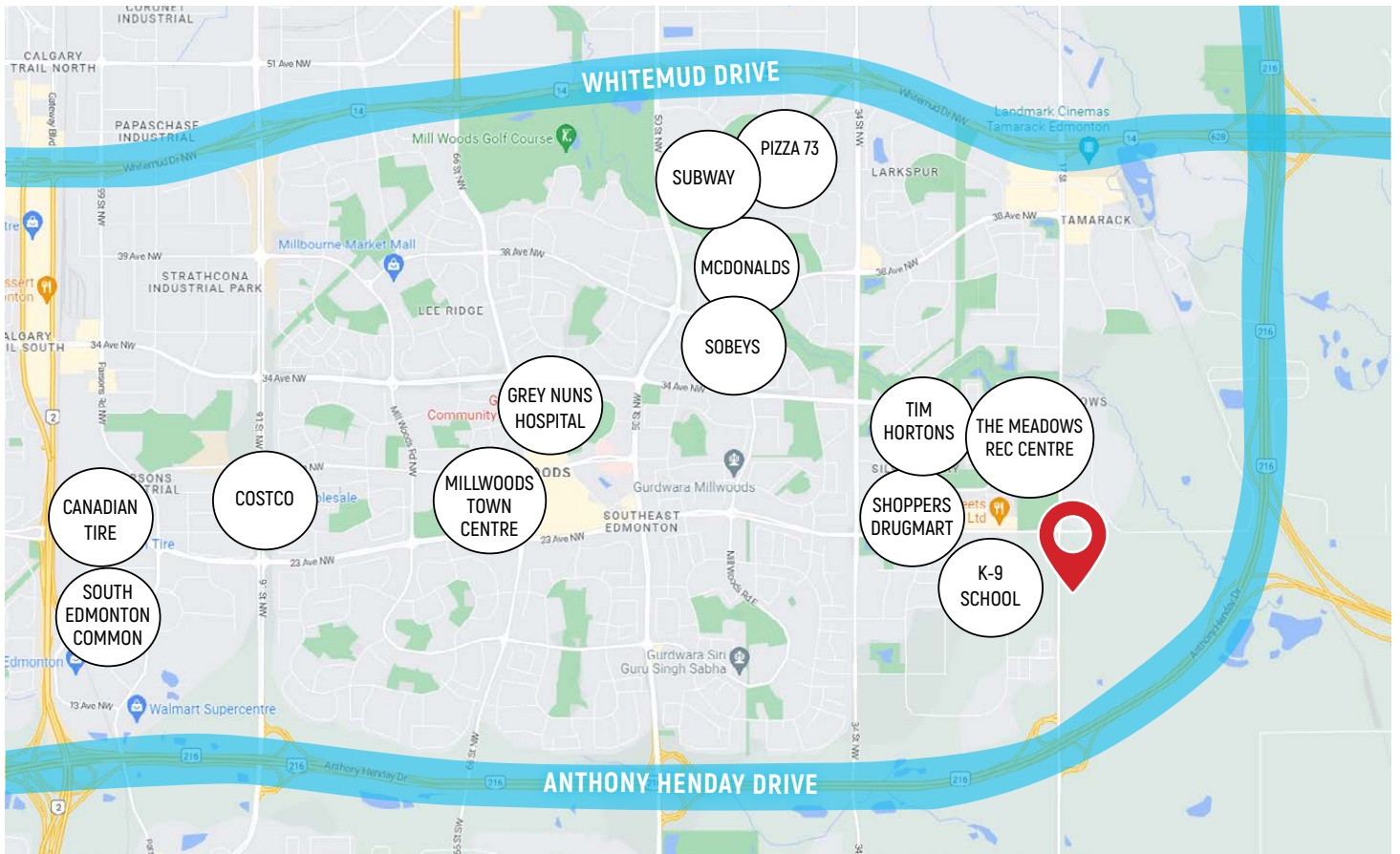
Address	1293 Aster Blvd NW Edmonton
Zoning	CB1
Unit Size	No units available
Existing Tenants	Petro Canada Gas & Convenience Store, The Chai Bar



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