

# ROYAL CENTRE EDGEMONT

FINAL 8 UNITS REMAIN!

MaxWell  
Commercial



ROMI SARNA AND  
ASSOCIATES

Edgemont Blvd NW, Edmonton, AB T6M 3B4

# FOR SALE

# ROYAL CENTRE EDGEMONT

## LOCATION HIGHLIGHTS

- Situated along Winterburn Road / Edgemont Blvd NW, in a fast-growing west Edmonton corridor.
- High traffic exposure (4,600+ vehicles/day on Winterburn Road).
- Convenient access to Anthony Henday Drive and major arterial routes.

## PROPERTY ADVANTAGE

- 38,000 sq. ft. commercial development under Royal Developments
- Some units already sold or spoken for
- Current uses taken in the hub include:
  - Dental
  - Massage
  - Acupuncture
  - Martial Arts
  - Liquor
  - Vape
  - Pizza
  - Coffee Shop
  - Convenience Store
  - Daycare
  - Medical
  - Physiotherapy
  - Pharmacy
- Final 8 units remain!

**COME JOIN OUR  
GROWING COMMUNITY!**

## TRANSPORTATION LINKS

- Direct exposure to Winterburn Rd & Edgemont Blvd frontage
- Easy connection to Anthony Henday Drive
- Prominent pylon & building signage available

## SURROUNDING DEMOGRAPHICS

- Located in Edgemont neighbourhood, bounded by Winterburn Road and Anthony Henday Drive
- Over 16,000 households nearby and >48,000 people in the local live-work market
- Projected to serve population of 87,000 within 5 km by 2027
- Daycare tenant on site with licensed capacity 120 additional daytime traffic



# AERIAL MAP



## HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$90,000
Average household income	\$110,600
Unemployment rate	8.8%

## POPULATION



Total population	34,302
Population density	3,350 people/km <sup>2</sup>
Median age	37.6 years

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# AERIAL MAP



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# PROPERTY DETAILS

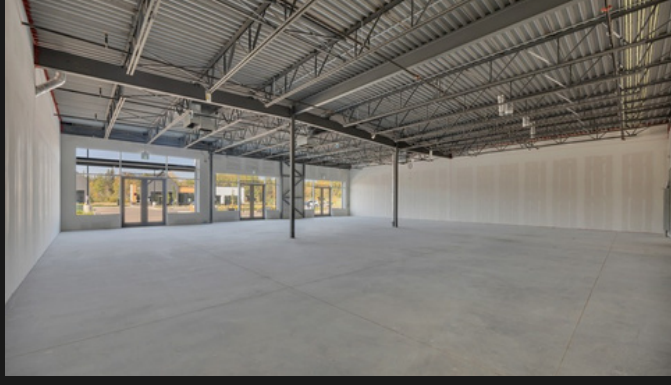


## PROPERTY & TRANSACTION INFORMATION

<b>Transaction Type</b>	<b>For Sale</b>
<b>Sale Price</b>	<b>\$525 PSF</b>
<b>Address</b>	<b>Edgemont Blvd NW, Edmonton, AB T6M 3B4</b>
<b>Condo Fees</b>	<b>\$5.90 PSF Annually</b>

Unit #	Approx. Size (sq ft)	Status	Current Uses
101	~1,204	Sold	Dental
102	~1,245	Sold	Massage/Acupuncture
103	~1,246	Sold	Martial Arts
104	~1,225	Sold	Liquor
105	~1,246	Sold	Vape
106	~1,204	Sold	Pizza
107	~1,245	Sold	Coffee Shop
108	~1,246	Sold	Convenience Store
109	~1,225	Sold	Daycare
110	~1,246	Sold	Medical
111	~1,204	Sold	Physiotherapy
112	~1,245	Sold	Pharmacy
113	~1,246	Available	
114	~1,225	Available	
115	~1,246	Available	
116	~1,204	Available	
117	~1,245	Available	
118	~1,246	Available	
119	~1,225	Available	
120	~1,246	Available	

# PROPERTY PHOTOS



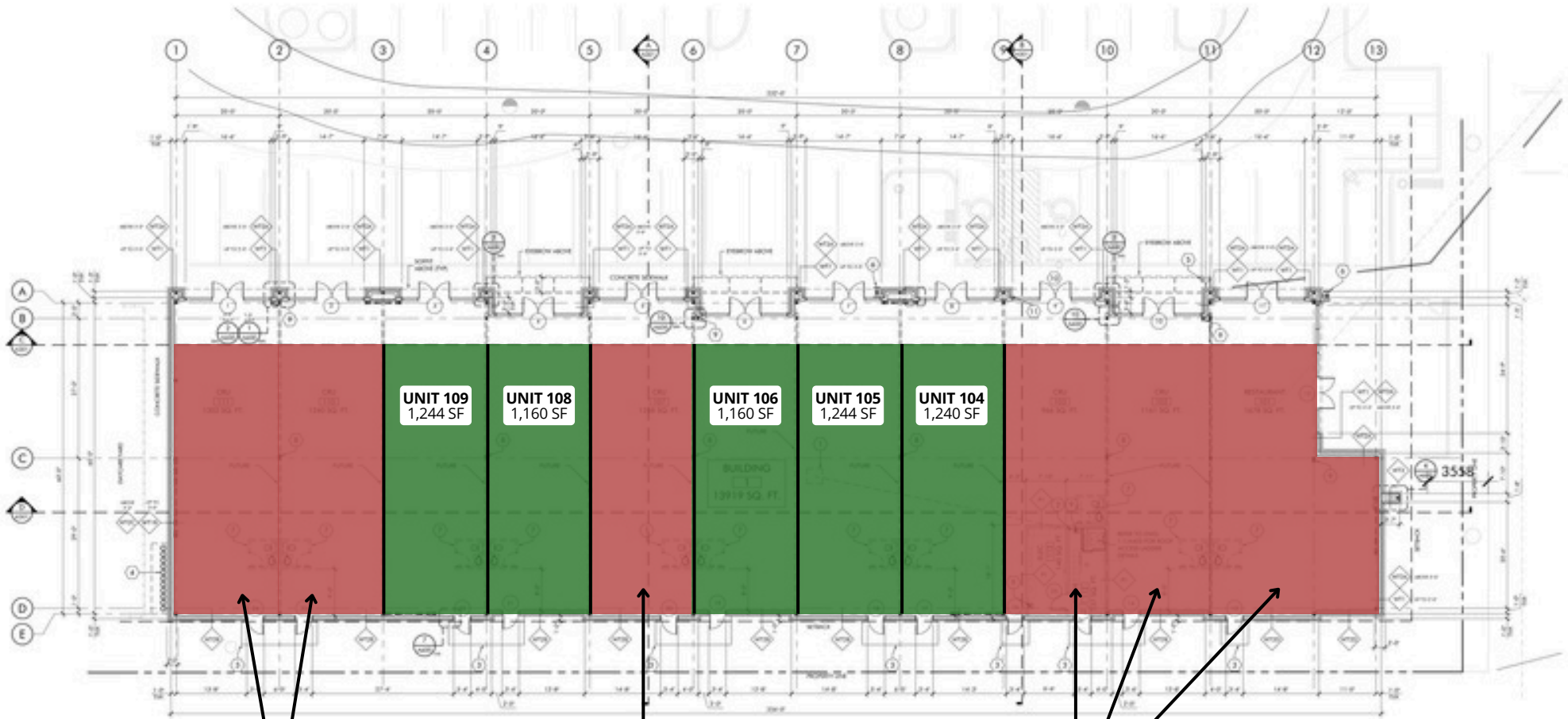
The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

# SITE'S AERIAL VIEW



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# SITEPLAN Building 1



**Martial Arts**

**Massage & Acupuncture**

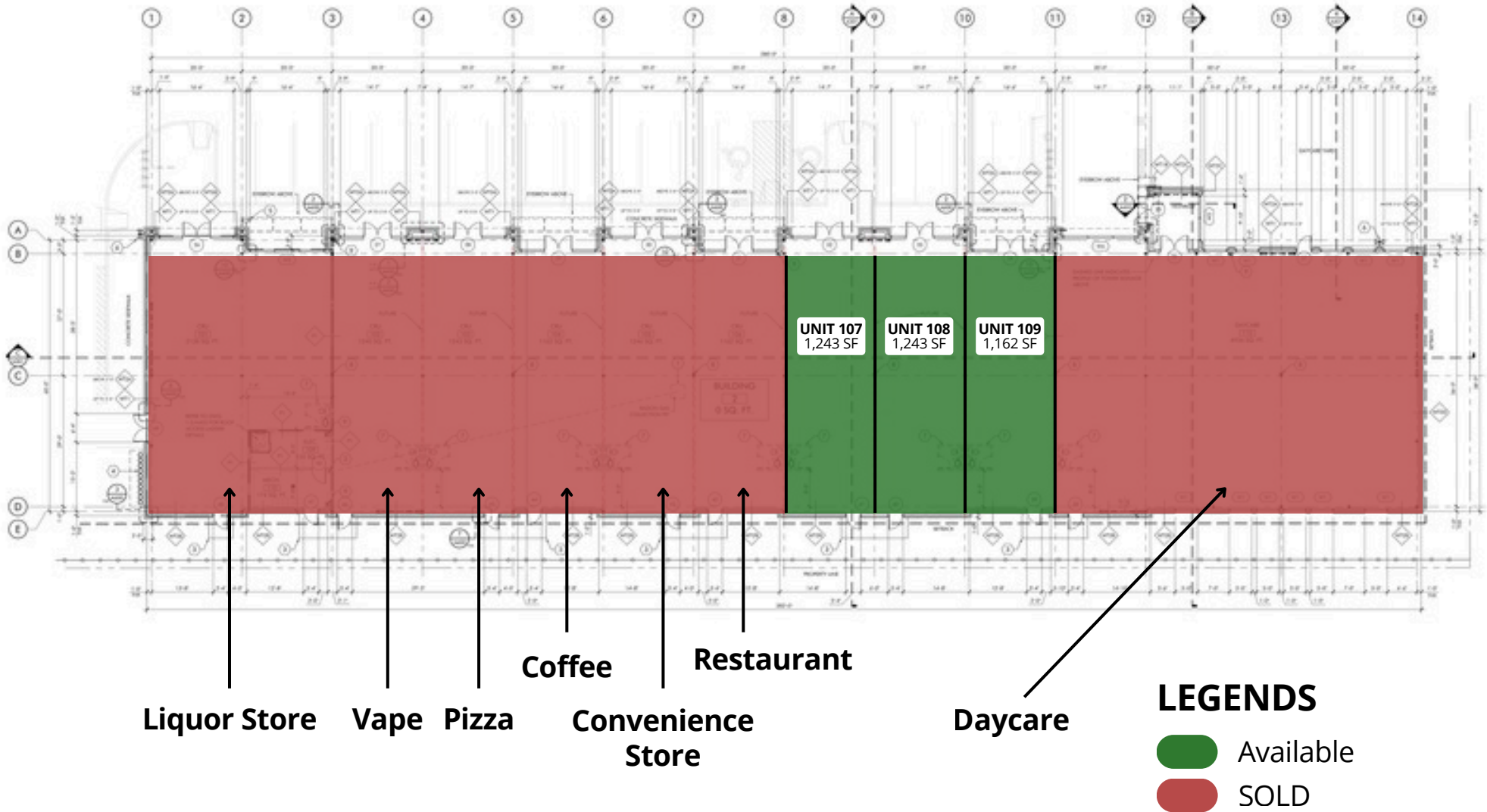
**Dental**

## LEGENDS

- Available
- SOLD



# SITEPLAN Building 2





# CONTACT US

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