

ROYAL CENTRE EDGEMONT

FINAL 7 UNITS REMAIN!

MaxWell
Commercial



ROMI SARANA AND
ASSOCIATES

5335 Edgemont Boulevard NW, Edmonton, AB

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

**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 ²
	Median age	37.6 years

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AERIAL MAP



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PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

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

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



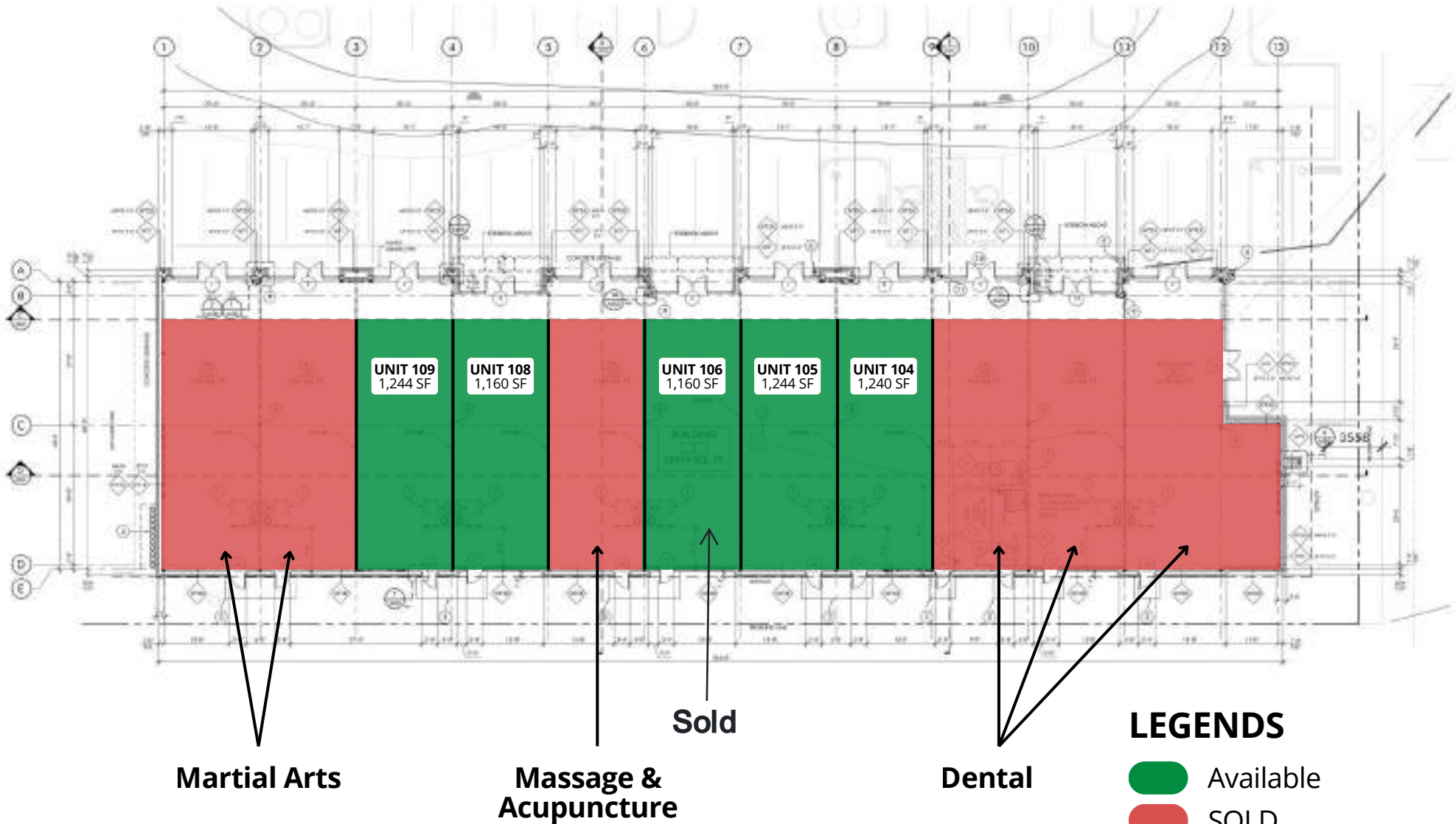
The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

SITE'S AERIAL VIEW

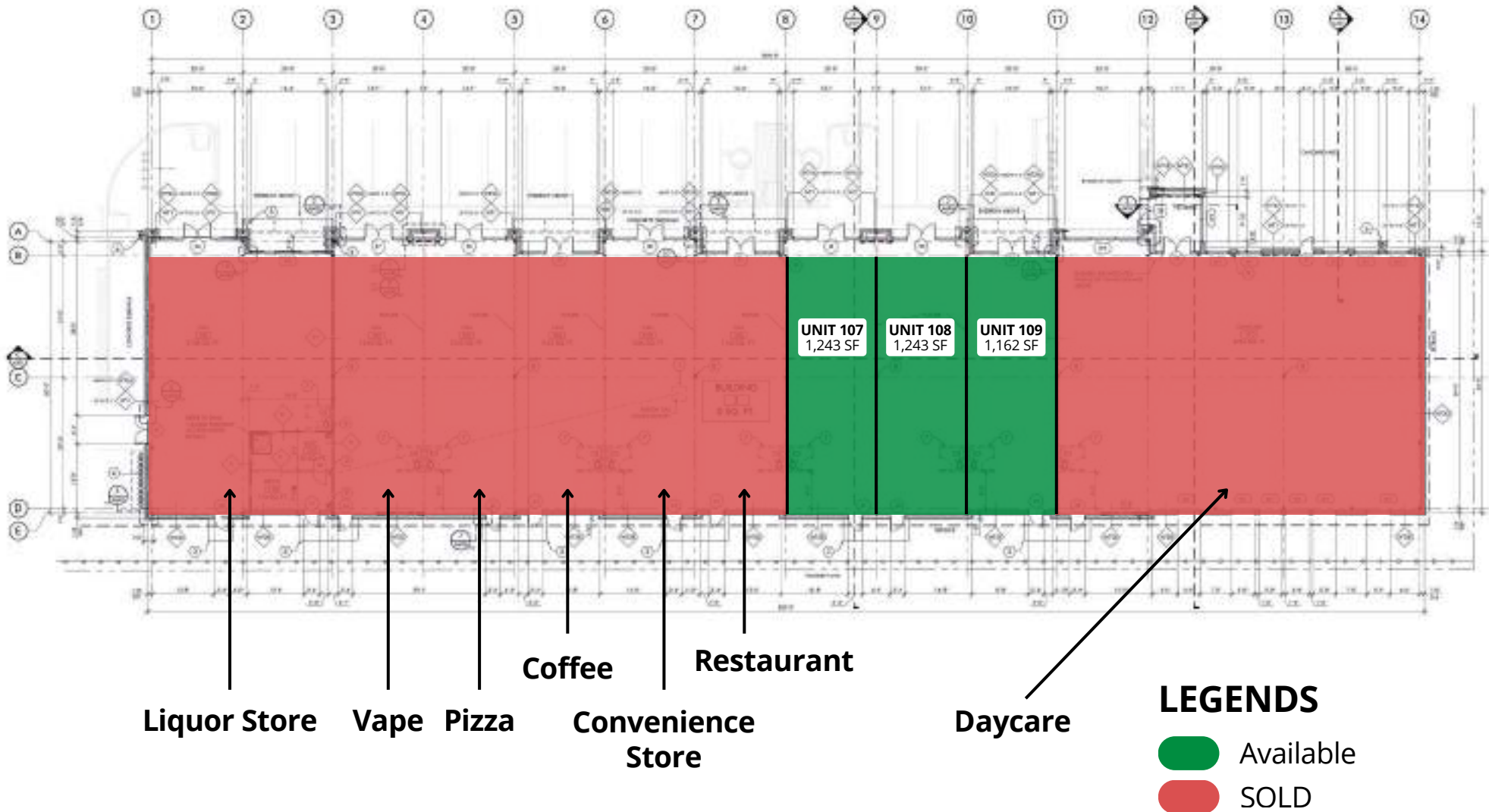


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SITEPLAN Building 1



SITEPLAN Building 2





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Polaris

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Commercial




ROMI SARNA AND ASSOCIATES



CONTACT US

Romi Sarna

Email : romi@romisarna.ca

 **(780) 450-6300**

