

ROYAL CENTRE EDMONTON

FINAL 8 UNITS REMAIN!

MaxWell

Commercial



ROMI SARNA AND
ASSOCIATES

5335 Edgemont Boulevard NW, Edmonton, AB

FOR SALE

ROYAL CENTRE EDMONTON

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 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



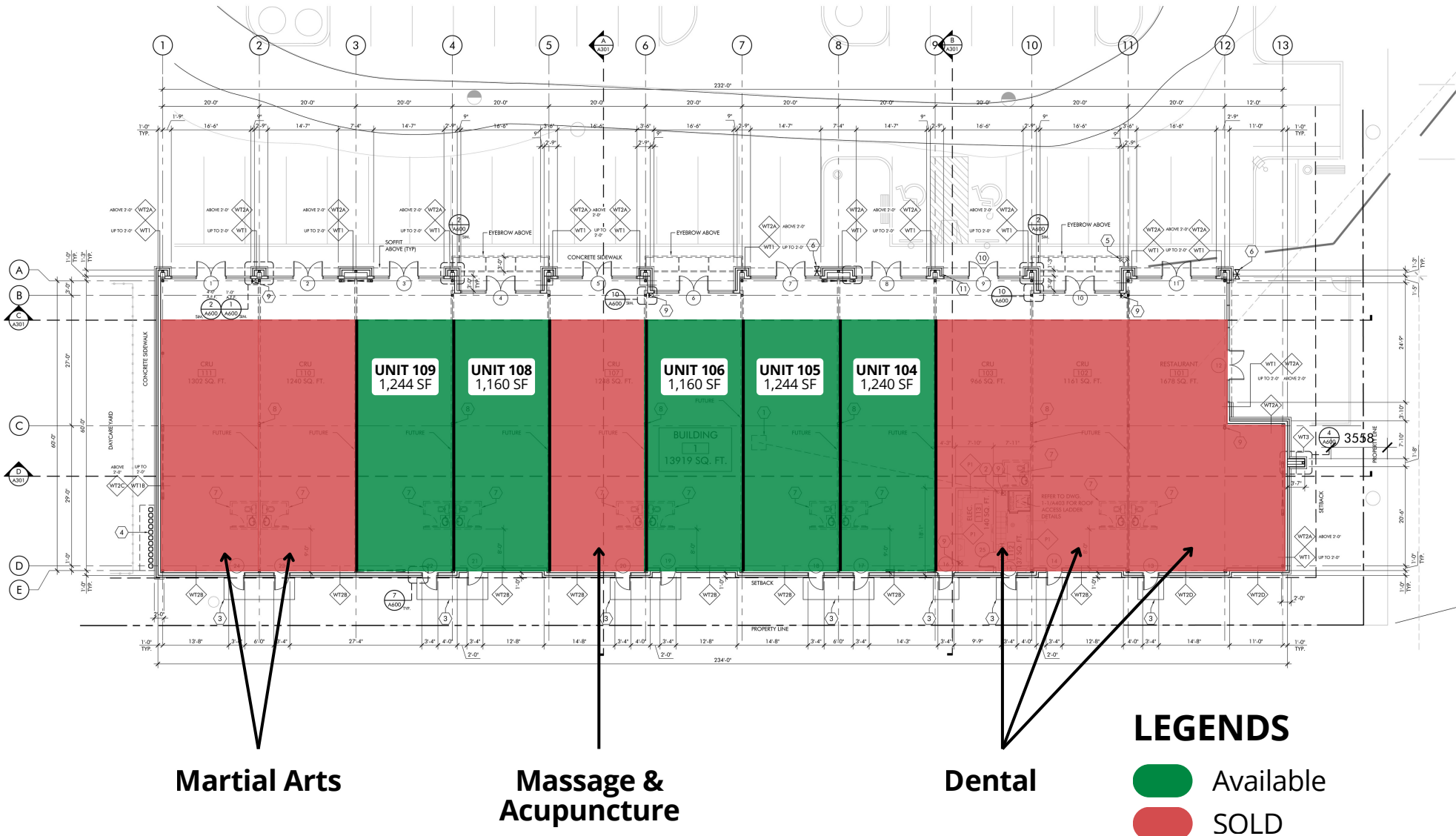
SITE'S AERIAL VIEW



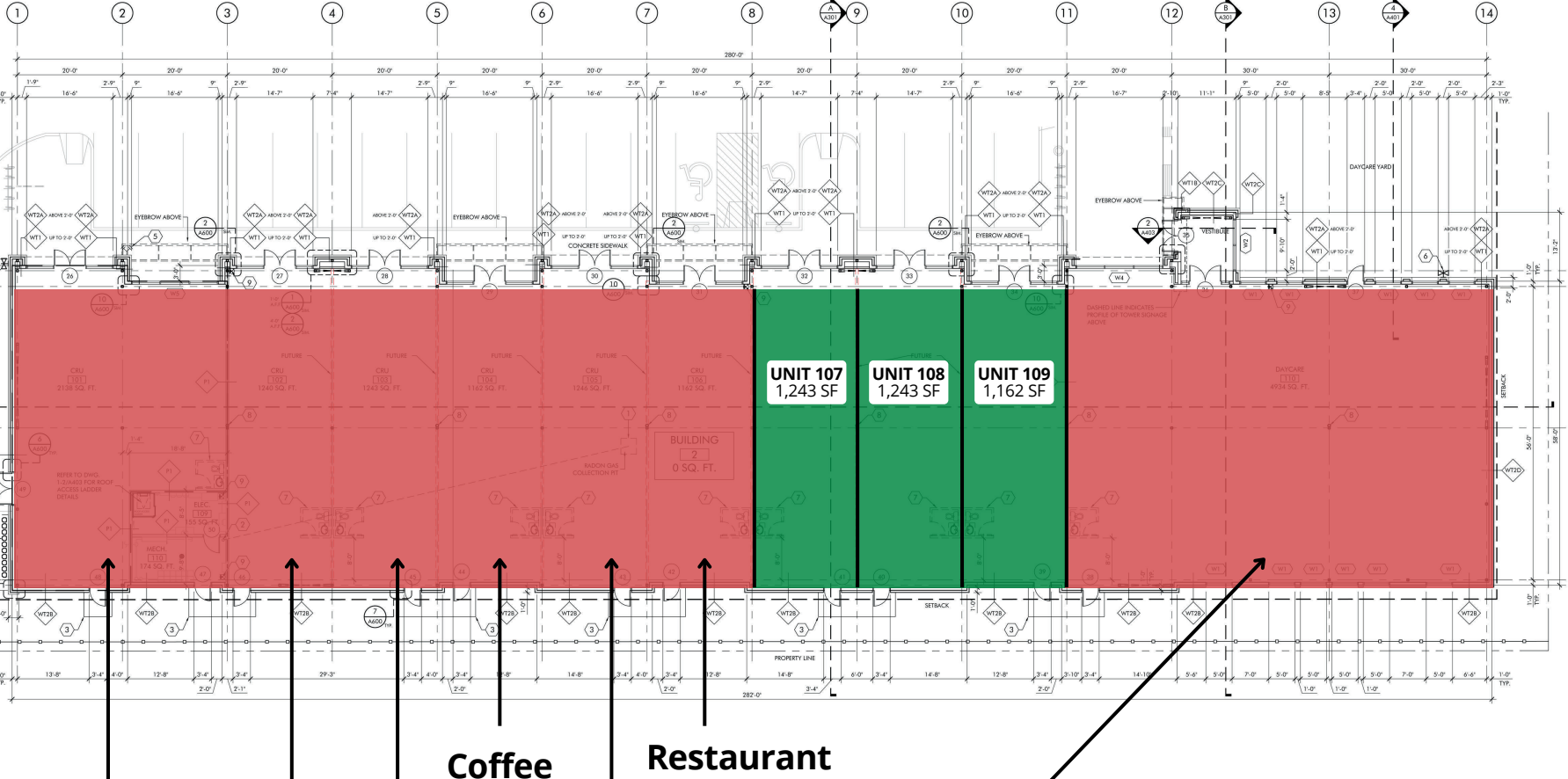
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The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.
All measurements need to be independently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

SITEPLAN Building 1



Building 2



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CONTACT US

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