

Courtesy Of Ben Yovel Of Exp Realty

# **\$3,990,100 - 12220 118 Avenue, Edmonton**

MLS® #E4408618

**\$3,990,100**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Prince Charles, Edmonton, AB

Here's your chance to own a high-exposure retail/office building in a prime location with exceptional income potential! Fronting onto bustling 118 Avenue, this 12,000 sq. ft. commercial gem is surrounded by top-tier businesses like McDonald's, St. John Ambulance, and thriving retail shops. Designed for maximum versatility, the main floor features high-demand retail units with secure 10-year leases, ensuring stable cash flow. The second floor boasts 5,500+ sq. ft. of flexible space, ideal for offices, a fitness center, restaurant, dental or law office, and more! Adding to the revenue stream is a leased outdoor digital billboard, bringing in additional passive income. Ample parking at the rear and on the street ensures easy access for customers and clients. Plus, you're just minutes from downtown and the transformative Blatchford development, making this a strategic long-term investment. High visibility. Prime location. Solid returns. Don't miss this rare opportunity -- act now before it's gone!

Built in 2022

## **Essential Information**

MLS® #	E4408618
Price	\$3,990,100



Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Retail
Status	Active

### Community Information

Address	12220 118 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2K1

### Exterior

Exterior	Glass, Brick, Stucco, Concrete, Steel Frame
Construction	Glass, Brick, Stucco, Concrete, Steel Frame

### Additional Information

Date Listed	October 1st, 2024
Days on Market	199
Zoning	Zone 04

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 2:47pm MDT