

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 | 211               |
| Zoning         | Zone 04           |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT