

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	186
Zoning	Zone 04

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Listing information last updated on April 5th, 2025 at 6:47pm MDT