

\$0 - 12232 118 Avenue, Edmonton

MLS® #E4441234

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Prince Charles, Edmonton, AB

Now Leasing “ Up to 5,522 sq. ft. of second-floor commercial space on busy 118 Avenue! Join a strong tenant mix including a daycare, dental clinic, and popular restaurant. This high-exposure space is fully demisable into units as small as 1,496 sq. ft., offering flexible options for medical, professional, wellness, or education-based businesses. CB1 zoning allows for a wide variety of uses. Features include optional digital signage (\$) for added visibility, bright open layouts, A/C and plenty of street and rear parking. Located minutes from downtown, vibrant 124 Street, and the growing Blatchford area. **PRIME LOCATION** . Landlord is offering flexible lease terms and incentives for qualified tenants. Excellent opportunity to grow your business in a high-traffic, established commercial hub. Customize your space and move in quickly—this won’t last long!



Built in 2022

Essential Information

MLS® #	E4441234
Lease Rate	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Retail

StatusActive

Community Information

Address12232 118 Avenue
AreaEdmonton
SubdivisionPrince Charles
CityEdmonton
CountyALBERTA
ProvinceAB
Postal CodeT5L 2K1

Exterior

ExteriorStone, Stucco, Block, Concrete, Steel Frame
ConstructionStone, Stucco, Block, Concrete, Steel Frame

Additional Information

Date ListedJune 7th, 2025
Days on Market133
ZoningZone 04

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