

\$3,850,000 - 12220 118 Avenue, Edmonton

MLS® #E4442088

\$3,850,000

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

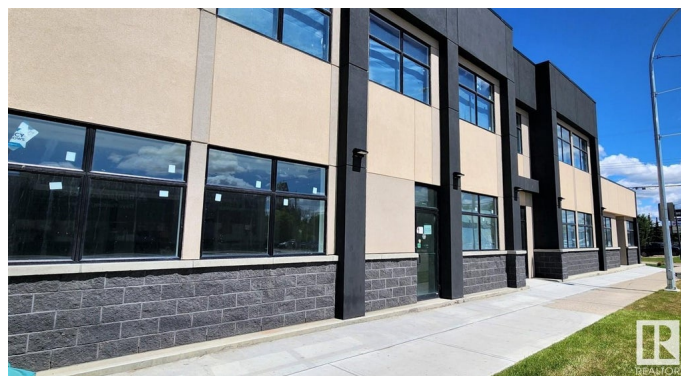
Prince Charles, Edmonton, AB

Investor Alert! Exceptional opportunity to own a new, high-exposure 12,000+ sq.ft. retail/office building on bustling 118 Avenueâ€”earning over \$222K in net income at just 60% leased! This modern, well-designed asset features a 10 years secure long-term leases with established retail tenants on the main floor. The second floor offers 5,500+ sq.ft. of prime space with flexible zoningâ€”ideal for medical, professional offices, fitness, restaurant/bar, or future residential units**. offering huge upside as you lease it out. Bonus income from a digital billboard adds to the strong returns. Surrounded by major anchors like McDonaldâ€™s and St. John Ambulance, with ample parking and minutes to downtown & Blatchford. New construction. Proven income. Massive growth potential. A smart investment in one of Edmontonâ€™s busiest corridors!

Built in 2022

Essential Information

MLS® #	E4442088
Price	\$3,850,000
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 Brick, Concrete, Steel Frame
Roof Mixed
Construction Brick, Concrete, Steel Frame

Additional Information

Date Listed June 12th, 2025
Days on Market 74
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 August 25th, 2025 at 12:17am MDT