\$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 McDonald'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 Edmonton'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 140

Zoning Zone 04

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Listing information last updated on October 30th, 2025 at 9:17am MDT