Courtesy Of Ben Yovel Of Exp Realty

$0 - 12232 118 Avenue, Edmonton

MLS® #E4441234

$0
0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Prince Charles, Edmonton, AB

Now Leasing â€“ 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 quicklyâ€”this wonâ€™t last long!

Built in 2022

Essential Information

MLS® #	E4441234
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Retail
Status	Active

Community Information

Address	12232 118 Avenue
Area	Edmonton
Subdivision	Prince Charles
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5L 2K1

Exterior

Exterior	Stone, Stucco, Block, Concrete, Steel Frame
Construction	Stone, Stucco, Block, Concrete, Steel Frame

Additional Information

Date Listed	June 7th, 2025
Days on Market	98
Zoning	Zone 04

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Listing information last updated on September 13th, 2025 at 10:32am MDT