# \$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 127

Zoning Zone 04

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Listing information last updated on October 17th, 2025 at 7:17pm MDT