

# \$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          68  
Zoning                      Zone 04

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Listing information last updated on August 19th, 2025 at 7:17pm MDT