

# **\$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        66  
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 17th, 2025 at 10:32am MDT