

\$0 - 12232 118 Avenue, Edmonton

MLS® #E4415149

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Prince Charles, Edmonton, AB

Discover 5,522 sq. ft. of high-visibility second-floor retail/office space on bustling 118 Avenue, complete with digital signage for maximum exposure(\$). This space is demisable, offering flexibility to suit your business needs, and is surrounded by thriving establishments like McDonaldâ€™s, St. John Ambulance, a busy daycare, and a popular restaurant. PERFECT FOR PROFESSIONAL OFFICES, SERVICE-ORIENTED BUSINESSES, OR COMMUNITY-DRIVEN ORGANIZATIONS, it features ample rear and street parking for seamless accessibility. Strategically located just minutes from the vibrant 124 Street district, the expanding Blatchford development, and downtown Edmonton, this prime location offers unparalleled growth potential. Secure your ideal layout today and watch your business thrive!

Built in 2022

Essential Information

| | |
|------------|----------|
| MLS® # | E4415149 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Office |
| 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 | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 2nd, 2024 |
| Days on Market | 152 |
| Zoning | Zone 04 |

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Listing information last updated on May 3rd, 2025 at 12:02am MDT