

## \$0 - 12228 118 Avenue, Edmonton

MLS® #E4415140

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Prince Charles, Edmonton, AB

### FOR LEASE: HIGH-TRAFFIC RETAIL SPACE

â€“ Discover the perfect location for your business with this 2,015 sq. ft. retail store featuring 118 Avenue frontage and digital signage for unbeatable visibility and advertising potential. Surrounded by thriving businesses like McDonald's, St. John Ambulance, a bustling daycare, and a popular Pizza & Donair shop, this space guarantees steady foot traffic and a loyal customer base. Designed for versatility, itâ€™s ideal for retail, service businesses, or community use, with ample rear and street parking ensuring seamless convenience for tenants and visitors alike. Strategically located just minutes from the vibrant 124 Street district, the rapidly growing Blatchford development, and downtown Edmonton, this space positions your business for success in a booming area. Opportunities like this are rare and highly sought afterâ€”secure your spot today and watch your business thrive!

Built in 2022

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4415140 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2022     |



|        |        |
|--------|--------|
| Type   | Retail |
| Status | Active |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12228 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 | 149                |
| Zoning         | Zone 04            |

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Listing information last updated on April 30th, 2025 at 4:47pm MDT