

\$0 - 12232 118 Avenue, Edmonton

MLS® #E4441234

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Prince Charles, Edmonton, AB

Now Leasing “ Up to 5,522 sq. ft. of second-floor commercial space on busy 118 Avenue! Join a strong tenant mix including a daycare, dental clinic, and popular restaurant. This high-exposure space is fully demisable into units as small as 1,496 sq. ft., offering flexible options for medical, professional, wellness, or education-based businesses. CB1 zoning allows for a wide variety of uses. Features include optional digital signage (\$) for added visibility, bright open layouts, A/C and plenty of street and rear parking. Located minutes from downtown, vibrant 124 Street, and the growing Blatchford area. PRIME LOCATION . Landlord is offering flexible lease terms and incentives for qualified tenants. Excellent opportunity to grow your business in a high-traffic, established commercial hub. Customize your space and move in quickly“this won’t last long!



Built in 2022

Essential Information

MLS® #	E4441234
Lease Rate	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Retail

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 Stone, Stucco, Block, Concrete, Steel Frame
Construction Stone, Stucco, Block, Concrete, Steel Frame

Additional Information

Date Listed June 7th, 2025
Days on Market 146
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 October 31st, 2025 at 8:17pm MDT