

Courtesy Of Ben Yovel Of Exp Realty

# \$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 122  
Zoning Zone 04

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Listing information last updated on April 3rd, 2025 at 1:02am MDT