

## \$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	151
Zoning	Zone 04

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Listing information last updated on May 2nd, 2025 at 10:02am MDT