

Courtesy Of Ben Yovel Of Exp Realty

# \$0 - 12232 118 Avenue, Edmonton

MLS® #E4441234

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office 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
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 Stone, Stucco, Block, Concrete, Steel Frame  
Construction Stone, Stucco, Block, Concrete, Steel Frame

## Additional Information

Date Listed June 7th, 2025  
Days on Market 8  
Zoning Zone 04

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Listing information last updated on June 15th, 2025 at 2:32pm MDT