

## \$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	137
Zoning	Zone 04

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Listing information last updated on April 18th, 2025 at 5:47pm MDT