

## \$0 - 12232 118 Avenue, Edmonton

MLS® #E4441234

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Prince Charles, Edmonton, AB

Now Leasing â€“ 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 quicklyâ€”this wonâ€™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	20
Zoning	Zone 04

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Listing information last updated on June 27th, 2025 at 10:47am MDT