

RETAIL BUILDING

FOR SALE:

12220 118 AVENUE NW
EDMONTON, AB

\$3,850,000.00



SIZE: 12,280 SQ. FT.

PARKING: 16 STALLS

STRUCTURE: CONCRETE AND STEEL FRAME

YEAR BUILT : 2022

PRIME LOCATION - HIGH-TRAFFIC VISIBILITY

EDMONTON'S BUSIEST CORRIDORS!



BEN YOVEL

exp
COMMERCIAL

Realtor / Owner
EXP Real Estate

Direct: 780.885.1919
Email: yovel@live.ca

A Rare Investment Opportunity in Edmonton's Prime Location!

UNMATCHED EXPOSURE. EXCEPTIONAL OPPORTUNITY.

NOW IS YOUR CHANCE TO OWN A BRAND-NEW RETAIL/OFFICE BUILDING WITH DIRECT FRONTAGE ON HIGH-TRAFFIC 118 AVENUE, SURROUNDED BY ESTABLISHED BRANDS LIKE MCDONALD'S, ST. JOHN AMBULANCE, AND OTHER MAJOR RETAILERS.

PROPERTY FEATURES

MAIN FLOOR: OVER 6,600 SQ. FT. ACROSS 4 PREMIUM RETAIL UNITS—DESIGNED FOR MAXIMUM VISIBILITY AND FOOT TRAFFIC.

SECOND FLOOR: 5,500+ SQ. FT. OF VERSATILE SPACE—PERFECT FOR OFFICES, FITNESS STUDIOS, OR COMMUNITY USE WITH STRONG LEASING POTENTIAL.

BUILT-IN INCOME STREAM

OUTDOOR DIGITAL BILLBOARD PRODUCING CONSISTENT PASSIVE REVENUE. 10-YEAR LEASES IN PLACE WITH ESTABLISHED TENANTS, ENSURING STABLE CASH FLOW

ACCESSIBILITY MADE EASY

AMPLE REAR PARKING PLUS GENEROUS STREET PARKING FOR TENANTS AND CUSTOMERS.

STRATEGIC LOCATION

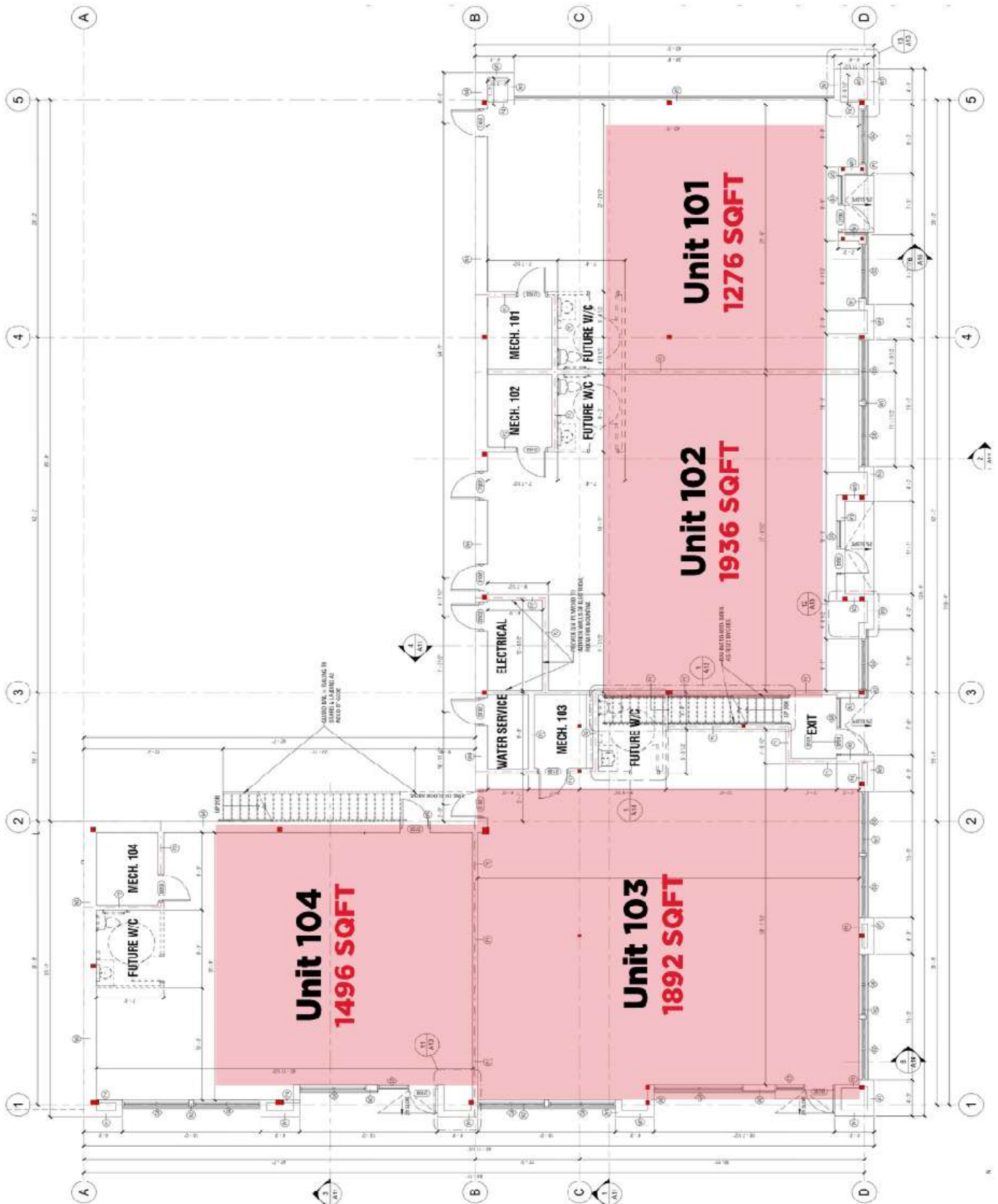
MINUTES FROM THE BLATCHFORD REDEVELOPMENT AND DOWNTOWN EDMONTON—POSITION YOURSELF IN A RAPIDLY GROWING CORRIDOR.

IDEAL FOR INVESTORS & BUSINESS OWNERS

WHETHER YOU'RE EXPANDING YOUR PORTFOLIO OR LAUNCHING YOUR NEXT VENTURE, THIS PROPERTY OFFERS THE PERFECT COMBINATION OF LOCATION, DESIGN, AND INCOME POTENTIAL.



FLOOR PLAN – Main Floor



12220 118 Avenue NW
RENT ROLL – June 2025

"OutFront" (Digital billboard Sign) 5 years lease term, Annual lease \$19,900.00 (+GST)

Main Floor - 4 units

1. 12224 - 118 AVE Donair & Pizza Lover Inc. 10 years Lease Term 1276 sq ft

Year of Term	Price/sq ft	Annual Base Rent	Additional Rent \$8/sq ft	Total Annual	Monthly Payment
1	\$26	\$33,176	\$10,208	\$43,384	\$3,615.34
2	\$26	\$33,176	\$10,208	\$43,384	\$3,615.34
3	\$26	\$33,176	\$10,208	\$43,384	\$3,615.34
4	\$28	\$35,728	\$10,208	\$45,936	\$3,828.00
5	\$28	\$35,728	\$10,208	\$45,936	\$3,828.00
6	\$30	\$38,280	\$10,208	\$48,488	\$4,040.67
7	\$30	\$38,280	\$10,208	\$48,488	\$4,040.67
8	\$32	\$40,832	\$10,208	\$51,040	\$4,253.34
9	\$32	\$40,832	\$10,208	\$51,040	\$4,253.34
10	\$32	\$40,832	\$10,208	\$51,040	\$4,253.34
ALL PLUS GST					

2. 12228 - 118 AVE Dental Clinic – 10 years lease term 2015 sq ft

Year of Term	Price/sq ft	Annual Base Rent	Additional Rent \$8/sq ft	Total Annual	Monthly Payment
1 - 2	\$25	\$50,375.00	\$16,120.00	\$66,495.00	\$5,541.25
3 - 4	\$27	\$54,405.00	\$16,120.00	\$70,525.00	\$5,877.08
5	\$28	\$56,420.00	\$16,120.00	\$72,540.00	\$6,045.00
6 - 7	\$29	\$58,435.00	\$16,120.00	\$74,555.00	\$6,212.91
8 - 10	\$30	\$60,450.00	\$16,120.00	\$76,570.00	\$6,380.33
ALL PLUS GST					

- 3 & 4. 11803 & 11807 - 123 ST Sunrise Child Care Centre 11 years Lease Term 3489 sq ft

Year of Term	Price/sq ft	Annual Base Rent	Additional Rent \$8/sq ft	Total Annual	Monthly Payment
1 - 3	\$27	\$94,203	\$27,912	\$122,115	\$10,176.35
4 - 6	\$29	\$101,181	\$27,912	\$129,093	\$10,757.75
7 - 9	\$31	\$108,159	\$27,912	\$136,071	\$11,339.25
10 - 11	\$33	\$115,137	\$27,912	\$143,049	\$11,920.75
ALL PLUS GST					

Second Floor 3 units VACANT 5,500 sq ft Will divide to suit the tenant need (EST)

Year of Term	Price/sq ft	Annual Base Rent	Additional Rent \$8/sq ft	Total Annual	Monthly Payment
-	\$20	\$110,000	\$44,000	\$154,000	\$12,833.33

Total Current Gross Income: \$260,476.00

Total Current Expenses: \$37,483.11

Property Tax - \$26,926.17 | Building insurance: \$6795.00 | Utilities: \$2,967.00 | Snow removal: \$795.00

Current Net Income: \$ 222,993.83 + GST



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Second Floor 3 units VACANT 5,500 sq ft Will divide to suit the tenant need (EST)

<u>Year of Term</u>	<u>Price/sq ft</u>	<u>Annual Base Rent</u>	<u>Additional Rent</u> <u>\$8/sq ft</u>	<u>Total Annual</u>	<u>Monthly Payment</u>
-	<u>\$20</u>	<u>\$110,000</u>	<u>\$44,000</u>	<u>\$154,000</u>	<u>\$12,833.33</u>

Projected annual NET income when second floor is fully leased:

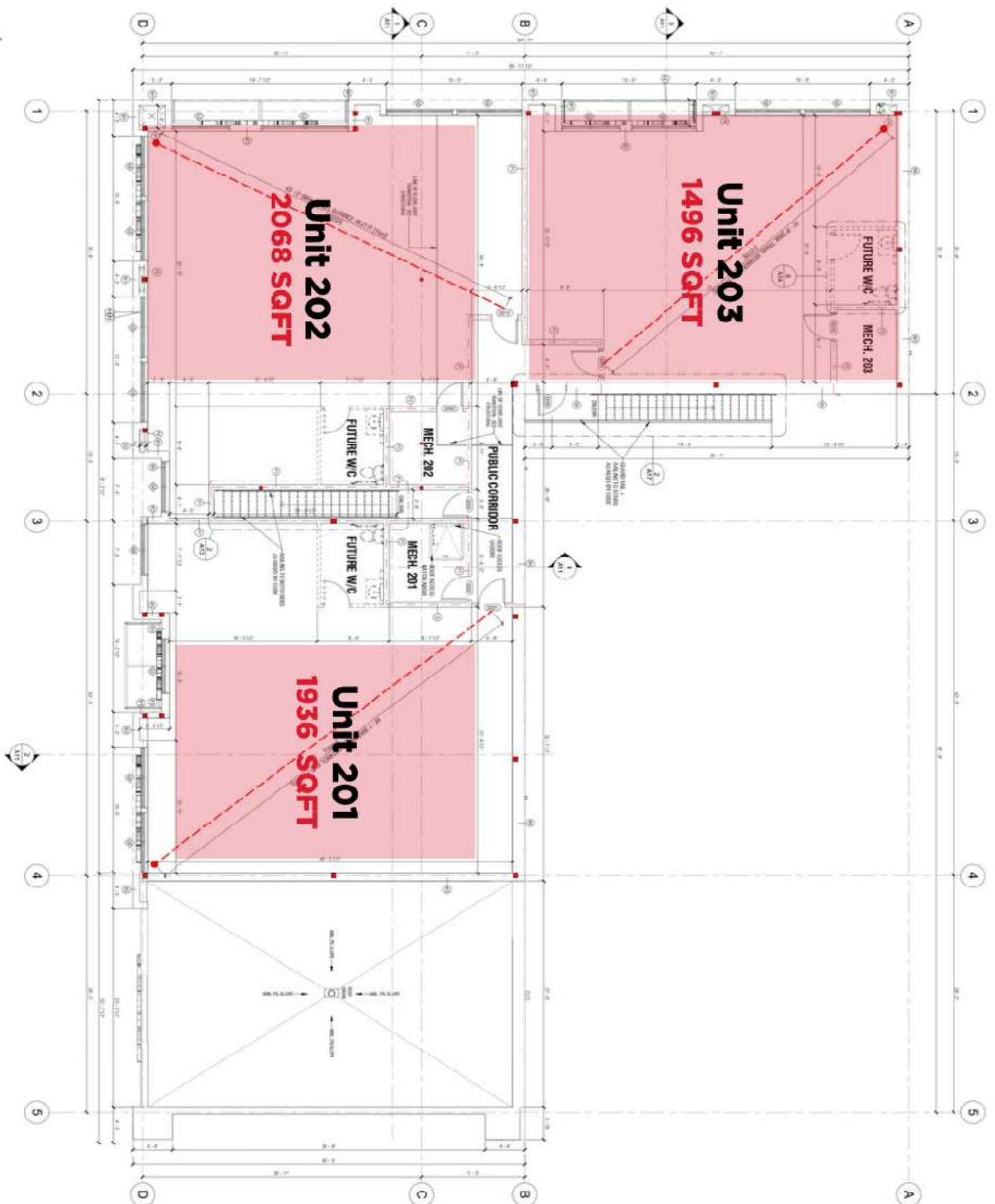
\$332,993.87 + GST

Asking price: \$3,850,000

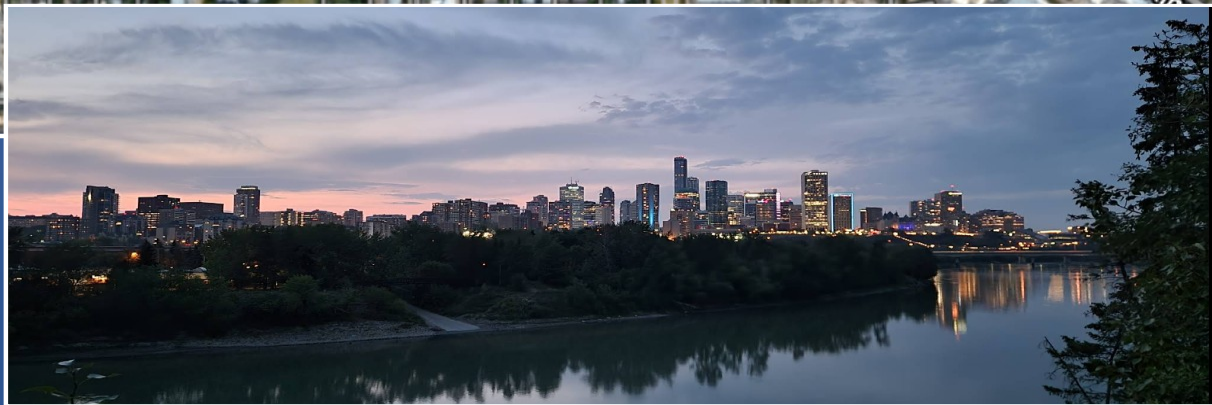
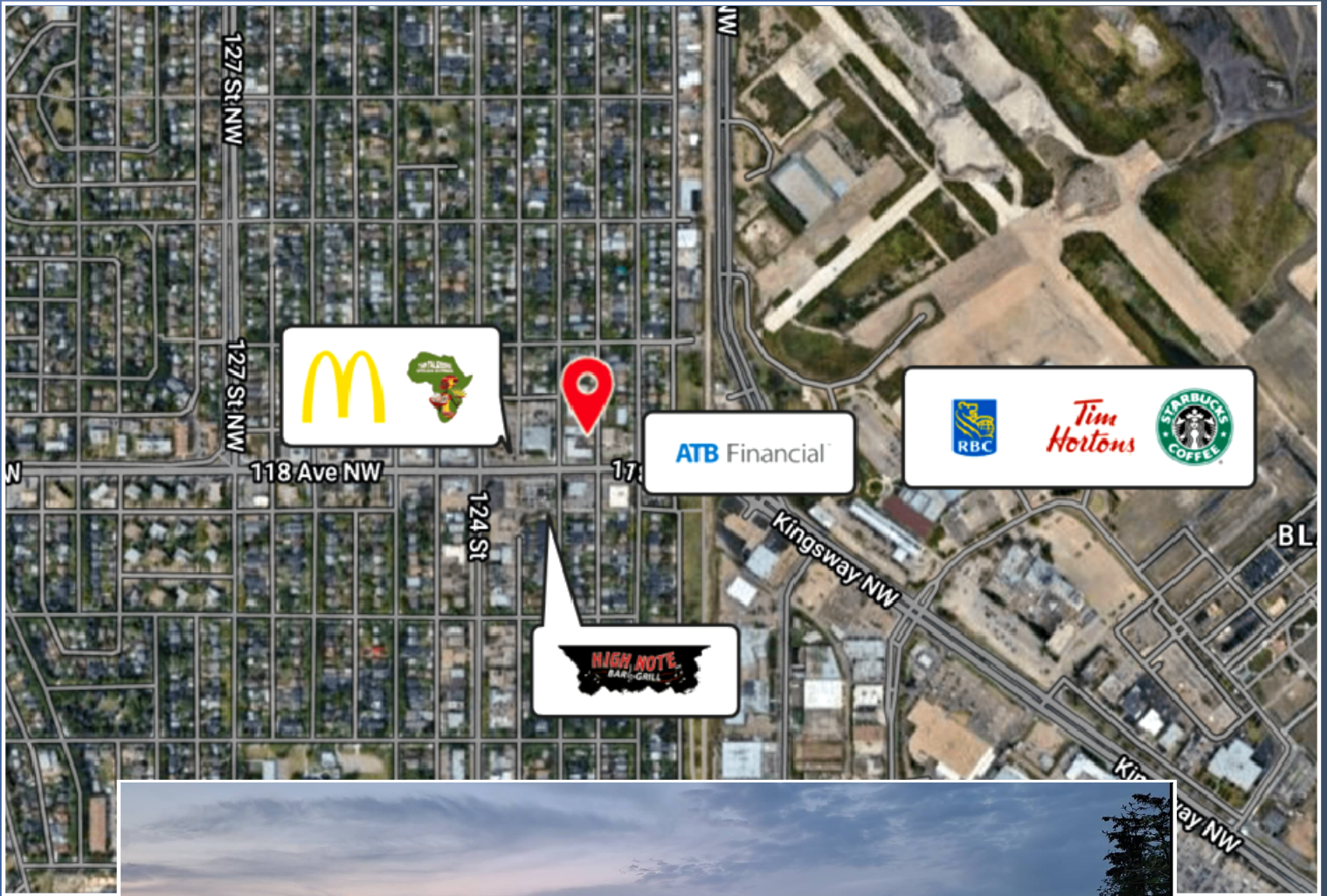
CAP RATE: 8.6%



FLOOR PLANS – 2nd Floor



LOCATION



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Retail For Sale		LP:	\$3,850,000
Edmonton	Prince Charles	04	Lse Rate:
12220 118 AV NW		T5L 2K1	SP:

Listing ID #: E4442088
Trans Type: For Sale
Sale Type: Asset
Zoning: MU - Mixed Use Zone
Prop Taxes: \$26,926.17 / 2024
Other Types: OFC
Time Clause/Hrs:
Linc #: 0015284581
Land Size SF:
Land Size Acres:
Lot Frontage:
Subj Prop Width:

ACTIVE



Schedule a Showing

Legal Plan/Block/Lot: RN64 / 222 / 18,19,20 **Unit #:** M: R: T: S: Q:

Investor Alert! Exceptional opportunity to own a new, high-exposure 12,000+ sq.ft. retail/office building on bustling 118 Avenue—earning over \$222K in net income at just 60% leased! This modern, well-designed asset features a 10 years secure long-term leases with established retail tenants on the main floor. The second floor offers 5,500+ sq.ft. of prime space with flexible zoning—ideal for medical, professional offices, fitness, restaurant/bar, or future residential units**, offering huge upside as you lease it out. Bonus income from a digital billboard adds to the strong returns. Surrounded by major anchors like McDonald's and St. John Ambulance, with ample parking and minutes to downtown & Blatchford. New construction. Proven income. Massive growth potential. A smart investment in one of Edmonton's busiest corridors!

Private Remarks: Email, call or text Ben Yovel with any questions, 780-885-1919 / yovel@live.ca

Property Details

Ownership Interest: Private
Title to Land: Fee Simple
Env Asmt Phase:
RPR Survey Available: Yes
Seller Rights Res: No

General Building Details

Building Type: Mixed Use
Construction: Brick/Masonry, Concrete, Steel Frame
Subject Space SqFt: 12,280
Subject Space Width: 100.00
Year Built: 2022

Land

Site Services:

Water Supply:
Sewer / Septic:

Multi Family

of Storeys:
of 1 Bedroom Apts:
of 2 Bedroom Apts:
of 3 Bedroom Apts:
of 4+ Bedroom Apts:
of Studio Apts:
Total # of Units: 0
of Bachelor Apts:
of Penthouse Apts:
of Other Units:
of Parking Spaces:

APOD Information

Gross Operating Income:
Other Income:
Effective Gross Income:
Expense Total:
Total Op Expenses:
Net Operating Income: \$222,222
Cap Rate:

Business/Business w/Property

Major Business Type:
Minor Business Type:

Lease Details

Lease Type:
Net Lse Rate SF/Annum:
Lease Term (in Months):

Lease Op Cost SqFt:
Subject Space SqFt: 12,280
Co-Op Commission Lease:

Appointment Name: BEN YOVEL
Appointment Phone #: 780-885-1919
Listing Agent: Ben Yovel
Listing Agent Email: yovel@live.ca
Listing Firm: Exp Realty
Off #: 403-262-7653
Listing Agent 2:
Listing Firm 2:

Appointment: Call Lister, Text Lister, ShowingTime

Listing Agent URL: <https://www.buyfaster.ca/>
Listing Date: 6/12/2025 **DOM:** 0
Possession: / / Immediate
Co-Op Commission: 1.5% of net sale price,

Pending Until:

Sold Date:

Completion Date:

Buyer Agent:

Buyer Office:

Sold Price:

Input Date: 6/12/2025 4:26 PM

Expiry Date: 2/28/2026

Buyer Agent 2:

Buyer Office 2: