

FOR SALE:

# BLATCHFORD PLAZA

12220 – 12232 118 AVENUE NW, EDMONTON, AB



Newly Constructed | 60% Leased Retail | Long-Term Income Stability

**PRICE  
REDUCTION**

~~\$3,990,000~~

**\$3,499,000**

An excellent opportunity to acquire mixed-use asset with strong frontage on high-traffic 118 Avenue. This turn-key investment offers immediate cash flow and long-term stability.

**BEN YOVEL**

Realtor/Owner  
eXp Realty  
780-885-1919  
yovel@live.ca

**exp**  
COMMERCIAL

# Property Overview

The main floor offers approximately **6,600 SF**, **100% leased** across four retail units, each optimized for excellent visibility and consistent foot traffic.

The second floor features approximately **5,500 SF** of flexible **residential or commercial space**, ideal for professional offices, medical or fitness users, or up to **three large apartment units**, creating significant upside potential.

## Investment Highlights

This is a **stabilized asset supported by long-term 10-year leases** with established tenants, providing reliable and predictable income. An **on-site digital billboard** generates additional passive revenue, further enhancing returns.

The property benefits from **direct frontage on one of Edmonton's primary east-west corridors**, offering exceptional exposure. Ample **rear on-site parking**, complemented by street parking, ensures convenience for tenants and visitors.

Asking Price	<b>\$3,499,000</b>
Listing Price Per SF	<b>\$265.28</b>
Cap Rate (Actual)	<b>5.88%</b>
NOI	<b>\$205,806</b>
Total Income	<b>\$251,895</b>
Total Expenses	<b>\$46,089</b>
Investment	<b>NNN</b>

## Property Details

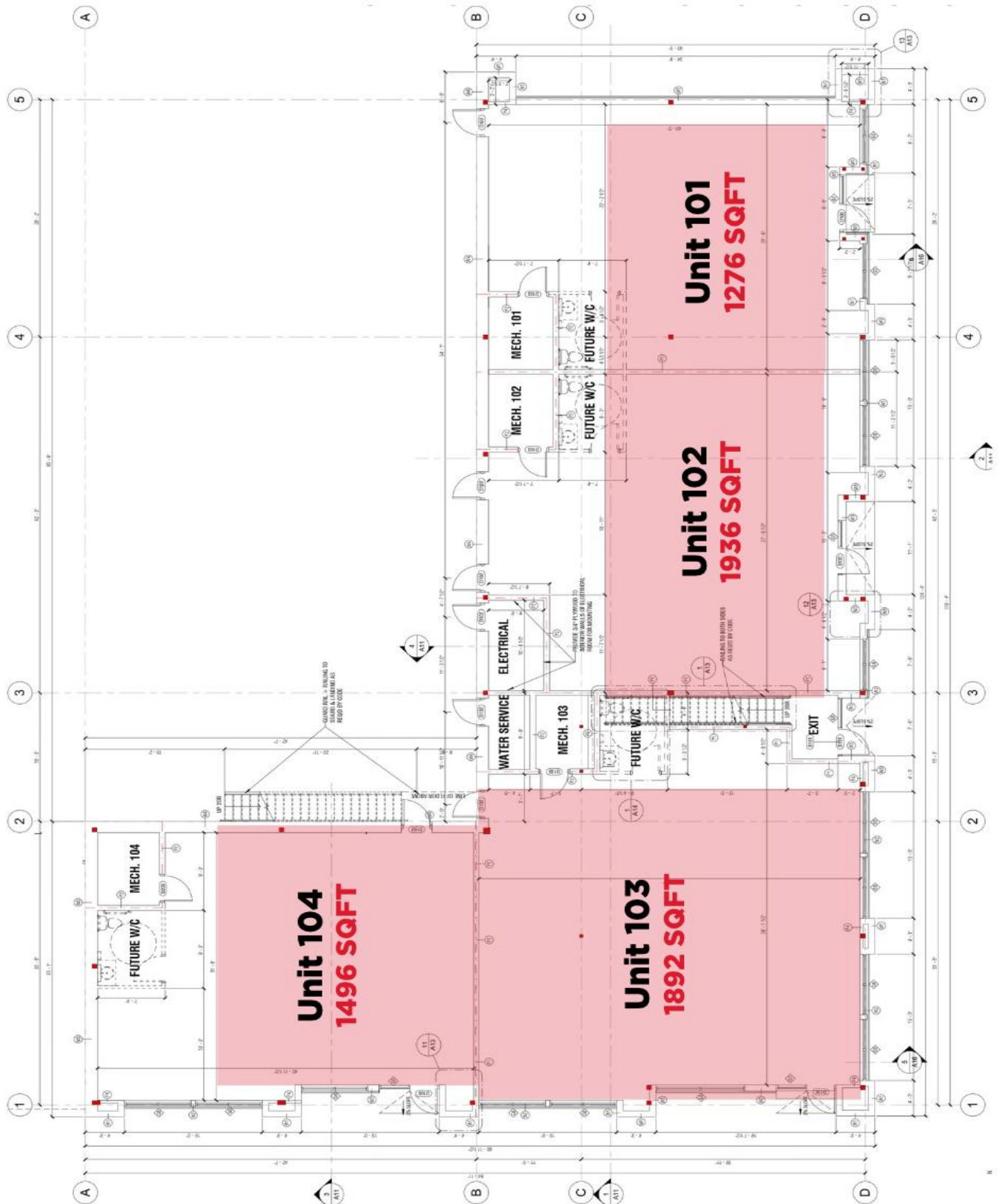
Building Class	<b>A</b>
Property Type	<b>Retail</b>
Sub Type	<b>Freestanding</b>
Zoning	<b>Mixed Use</b>
Building Status	<b>Existing</b>
Building Size	<b>13,190 SF</b>
Land Size	<b>0.36 Acres / 15,682 SF</b>



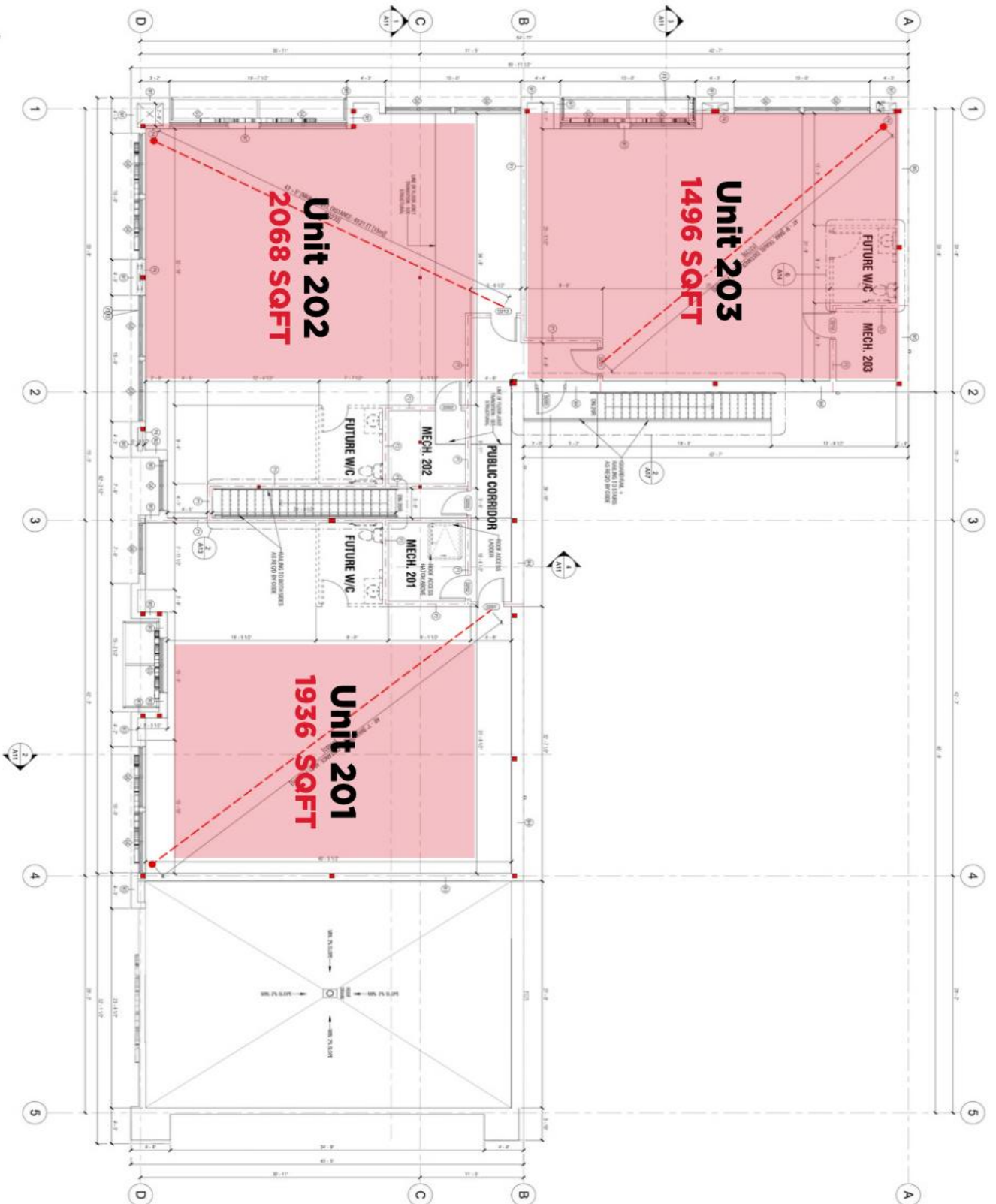
**BEN YOVEL**  
Realtor/Owner  
eXp Realty  
780-885-1919  
yovel@live.ca



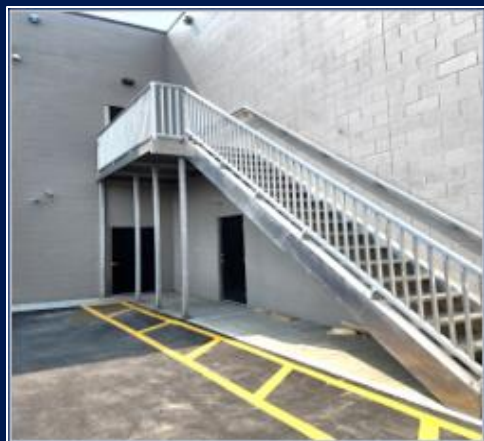
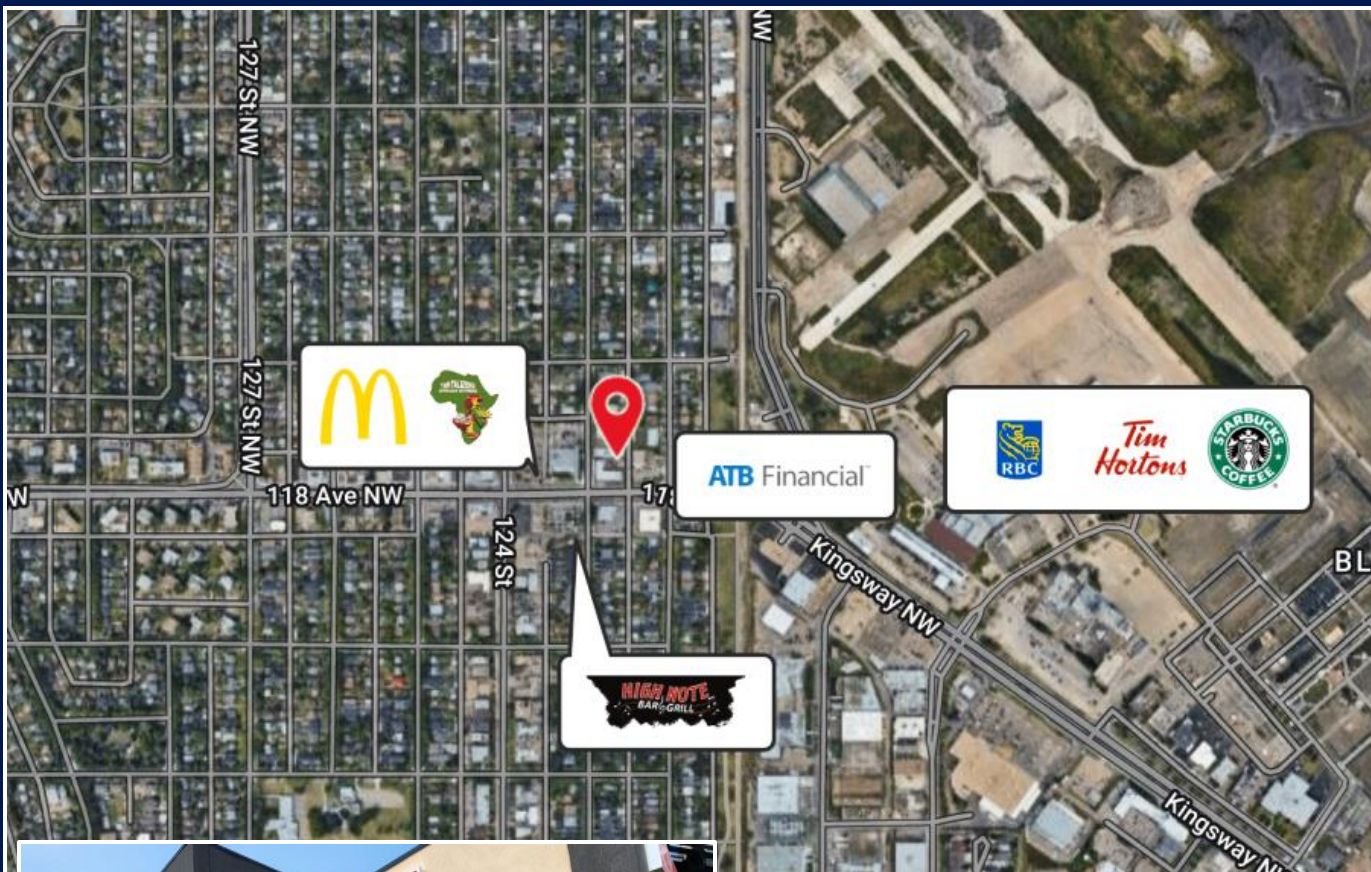
# FLOOR PLAN – Main Floor



## FLOOR PLANS – 2<sup>nd</sup> Floor



## LOCATION



**BEN YOVEL**  
Realtor/Owner  
eXp Realty  
780-885-1919  
yovel@live.ca

**exp**  
COMMERCIAL