

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

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



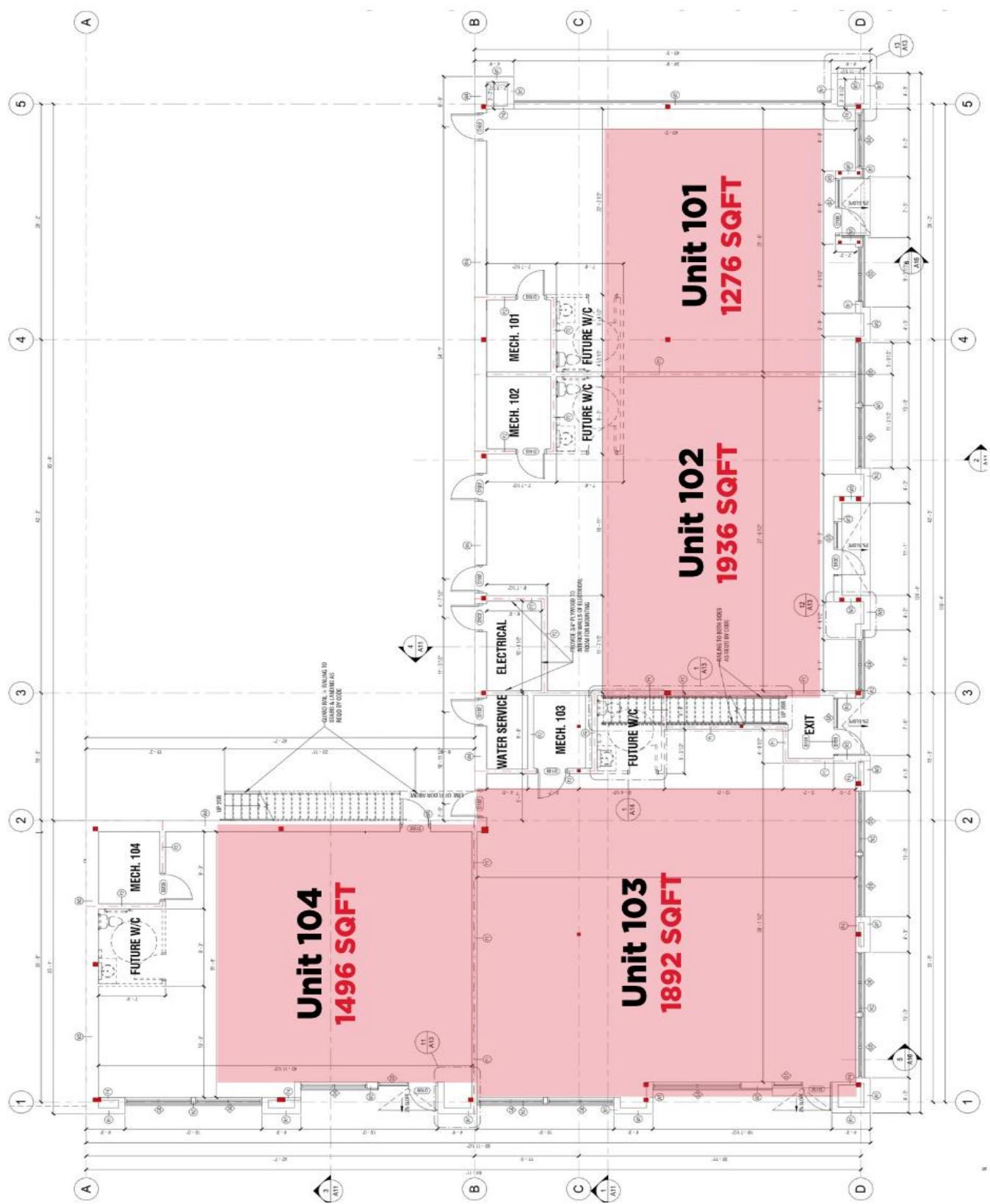
Property Details

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

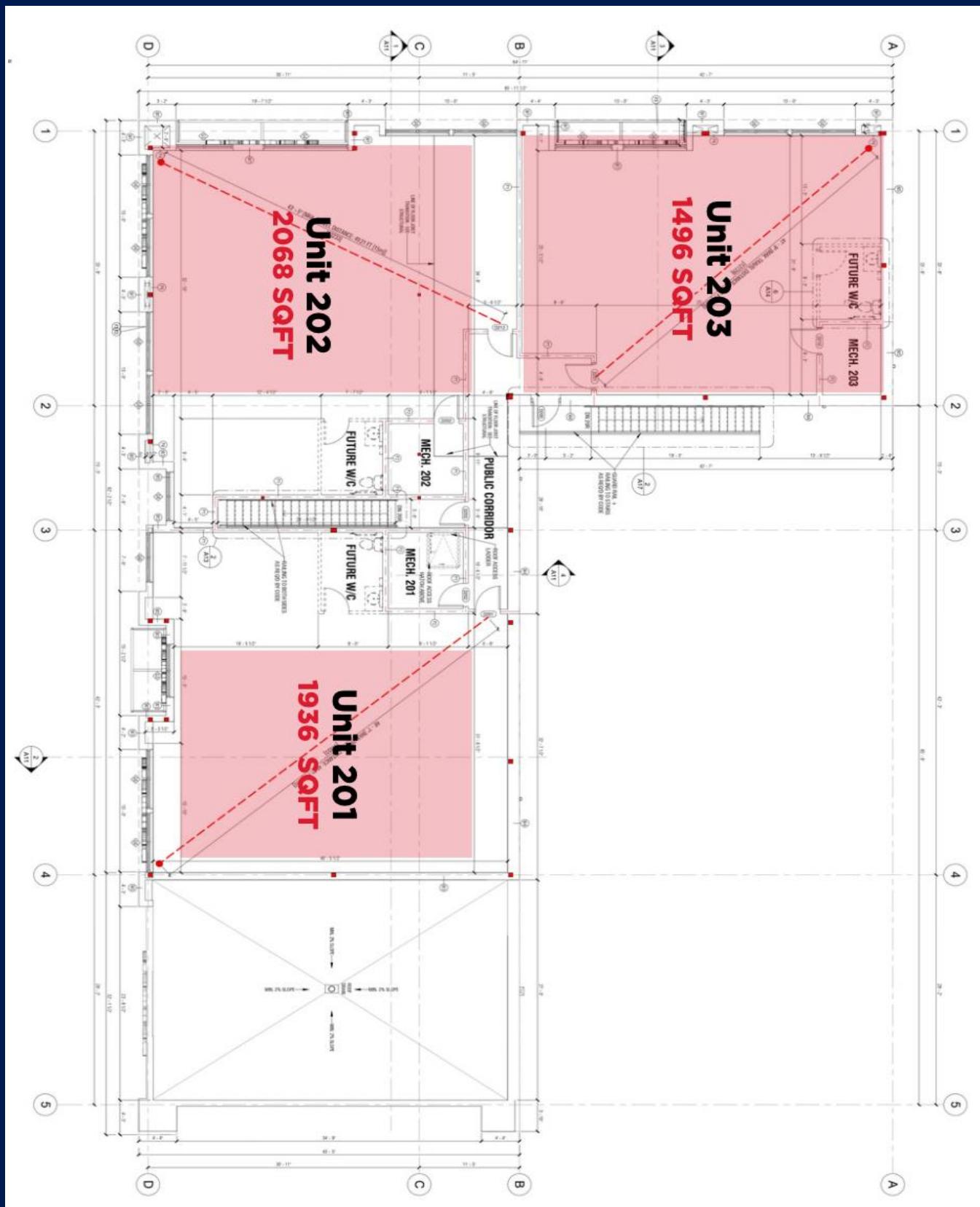
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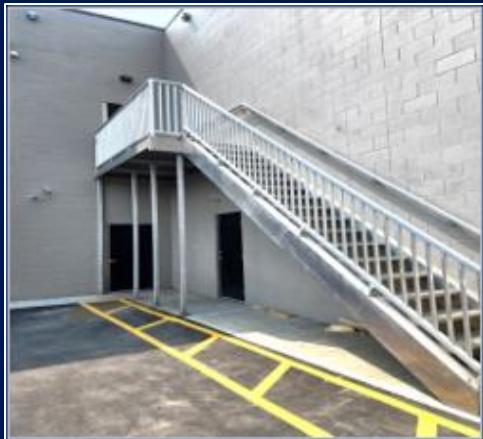
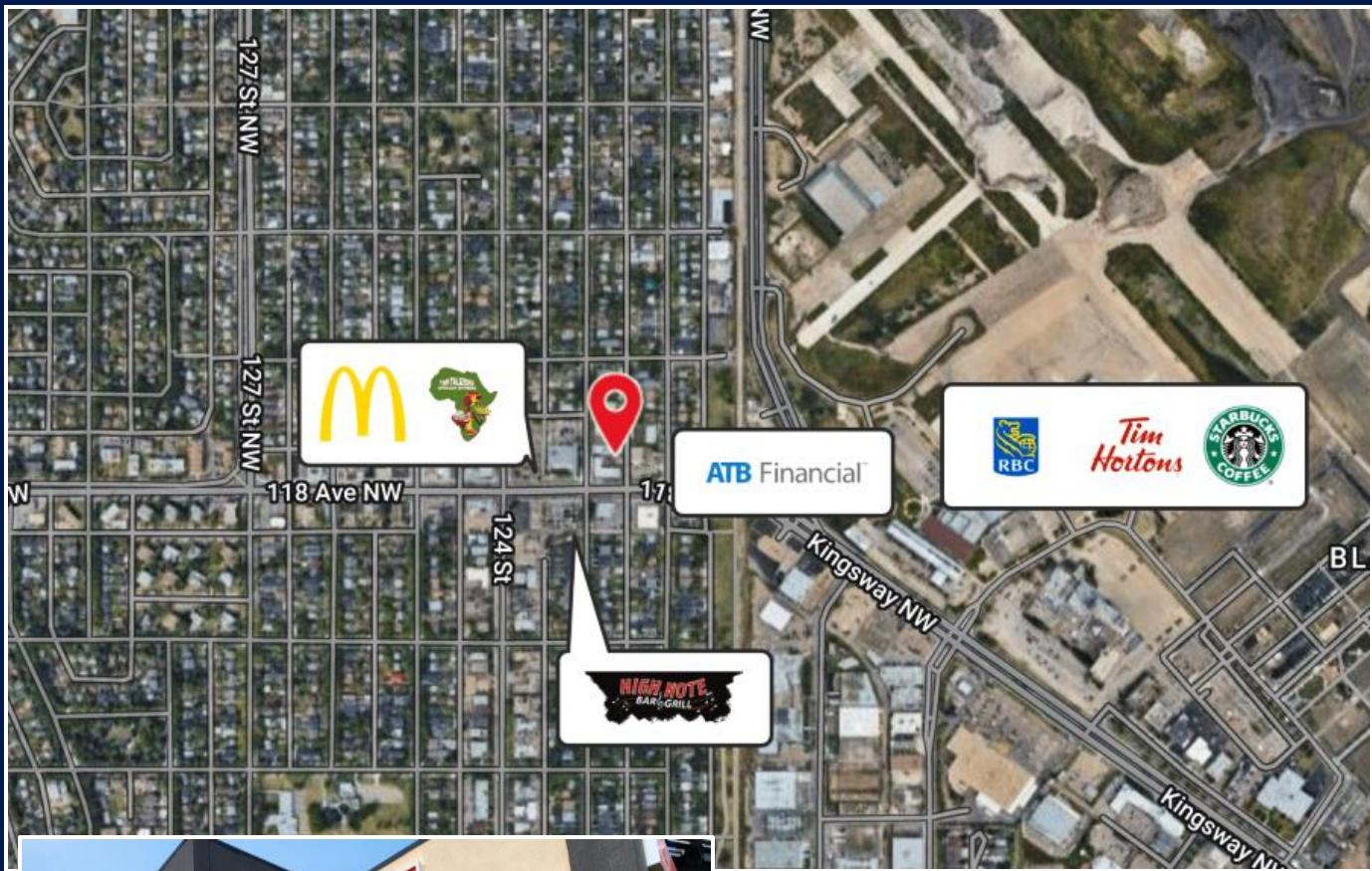
FLOOR PLAN – Main Floor



FLOOR PLANS – 2nd Floor



LOCATION



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