

FOR LEASE

118 AVENUE RETAIL

NAI Commercial



**POTENTIAL
DAYCARE SPACE
/ MEDICAL WITH
PHARMACY**

12205 - 118 AVENUE | EDMONTON, AB | RETAIL SPACE

PROPERTY HIGHLIGHTS

- 4,230 sq.ft.± retail space
- Excellent exposure to over 28,701 vehicles per day travelling along 118 Avenue (2024 City of Edmonton)
- Surrounded by densely populated communities including the new Blatchford re-development
- Access to Groat Road/St. Albert Trail, Yellowhead Trail
- Onsite parking & easy access to location

DANIEL A. AMERO

Senior Associate
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27,700 VPD
118 AVE W OF 122 ST



195,584
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



170,784 **9,528**
EMPLOYEES BUSINESSES



\$5.9B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



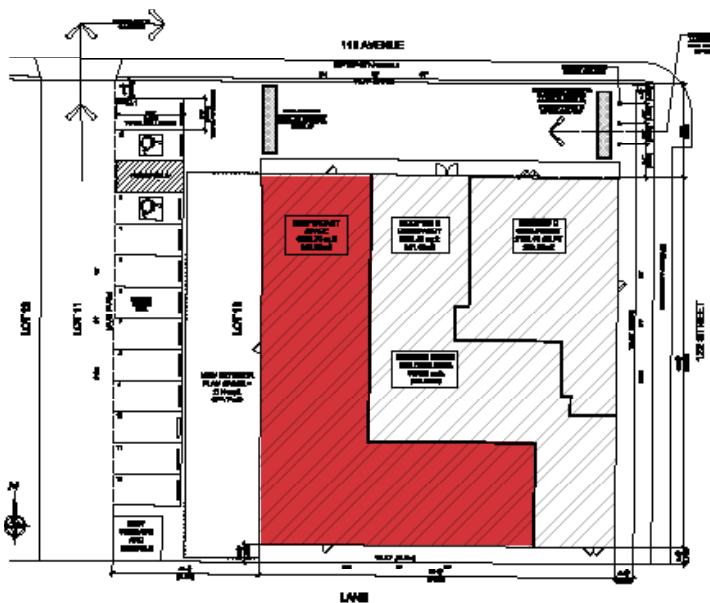
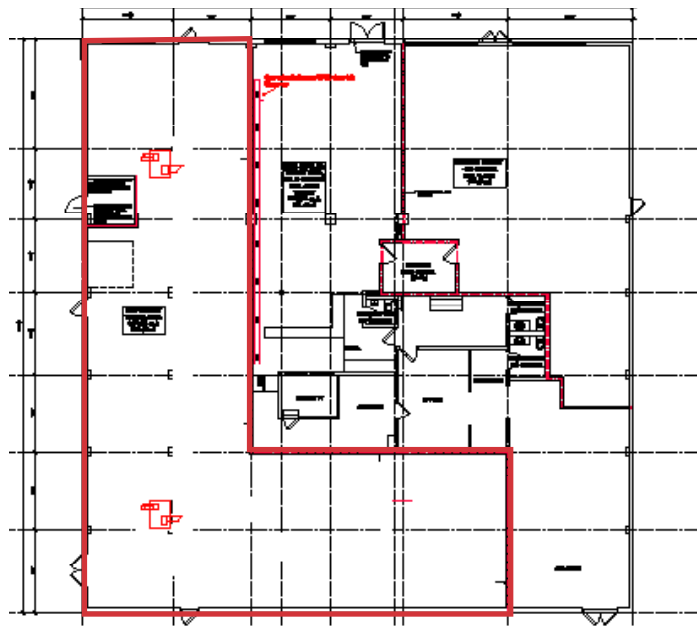
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	4,230 sq.ft.±
LEGAL DESCRIPTION	Plan 4128HW Blk 38 Lot 10
YEAR BUILT	1957
ZONING	MU (Mixed Use)
CEILING HEIGHT	11'
AVAILABLE	30 days
HEATING	Forced air
POWER	To be determined
LEASE TERM	5-10 years
NET LEASE RATE	General Retail Users: \$19.00 per sq.ft. Daycare Users: \$22.00 per sq.ft.
OPERATING COSTS	\$7.78/sq.ft./annum (2025 estimate) includes property tax, building insurance, common area maintenance and management fees
POTENTIAL USES	Child Care Service Health Care Facility Cannabis Retail Store Food and Drink Service Health Service Liquor Store Emergency Service Recycling Drop-off Centre Bar



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