



4002 118 Avenue NW, Edmonton

**Retail/Office Space**



## PROPERTY DETAILS

|                |                                 |
|----------------|---------------------------------|
| Address:       | 4002 118 Avenue NW, Edmonton    |
| Legal:         | Plan 1151AN, Block 10, Lot 8-10 |
| Zoning:        | Mixed Use                       |
| Site Size:     | 10,600 SF (+/-)                 |
| Building Size: | 1,200 SF (+/-)                  |
| Year Built:    | 1969                            |
| Gross Rent:    | \$1,800.00 / Month              |
| Parking        | Rear parking                    |
| Available:     | Immediately                     |



## PROPERTY HIGHLIGHTS

- High-exposure frontage along busy 118 Avenue, offering outstanding visibility and prominent signage opportunities
- Functional 1,200 SF layout featuring three private offices, a reception area, and washroom, ideal for a wide range of retail, office, and service-based businesses
- Ample on-site rear parking for both customers and staff
- Convenient access to major arterial roadways, including Wayne Gretzky Drive and Yellowhead Trail, with excellent connectivity to surrounding residential neighbourhoods



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PROPERTY  
PHOTOS

4002 118 Avenue NW, Edmonton

Properties features:





## PROPERTY LOCATION

4002 118 Avenue NW, Edmonton

### Neighbourhood features:



SHOPPING



TRANSIT



BIKE FRIENDLY



DINING



## NEIGHBORHOOD HIGHLIGHTS

- Excellent exposure along 118 Avenue with high-visibility location with strong daily traffic counts.
- Convenient access to Yellowhead Trail, Wayne Gretzky Drive, and Anthony Henday Drive.
- Established commercial corridor surrounded by residential neighbourhoods and local businesses.
- Well served by public transit.
- Close to schools, parks, retail amenities, and community services.



### AREA POPULATION (within 5kms)

- 131,452 Residents
- 124,225 Daytime Population
- 2.9% Annual Growth (2023-2028)



### AREA INCOME (within 5kms)

Average household  
income: \$88,370



### VEHICLES PER DAY

118 Avenue 14,000



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