

# FOR LEASE

12315 118 AVE, EDMONTON, AB

BUILT-OUT ENDCAP

2,123 SF



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Marcus & Millichap

## OPPORTUNITY

Located along high-traffic 118 Avenue, this property offers exceptional exposure and access in a rapidly evolving pocket of central Edmonton. Surrounded by a strong mix of residential and commercial density, and just minutes from downtown, the site benefits from consistent visibility and connectivity. The nearby Blatchford redevelopment is set to bring thousands of new residents and businesses to the area, enhancing long-term value and vibrancy. A short walk to the gentrifying 124 Street corridor, known for its boutique retail, dining, and arts scene, this location is ideal for tenants seeking a dynamic, well-positioned space. With strong demographics, ongoing investment, and proximity to key city nodes, 12315 118 Avenue presents an outstanding opportunity for health and wellness, boutique retail, professional services, or food and beverage concepts.



# SALIENT DETAILS

Address:	12315 118 Avenue, Edmonton, AB
Size:	2,123 SF
Net Rent:	Negotiable/Market
Additional Rent (Est. 2025):	\$8.00/SF
Zoning:	Mixed Use (MU h16 f3.5 cf)
Available:	Immediately



12315 118 AVENUE



# HIGHLIGHTS



Gas and Power are both separately metered and paid directly by the Tenant.



Population: 200,834 within a 5km Radius

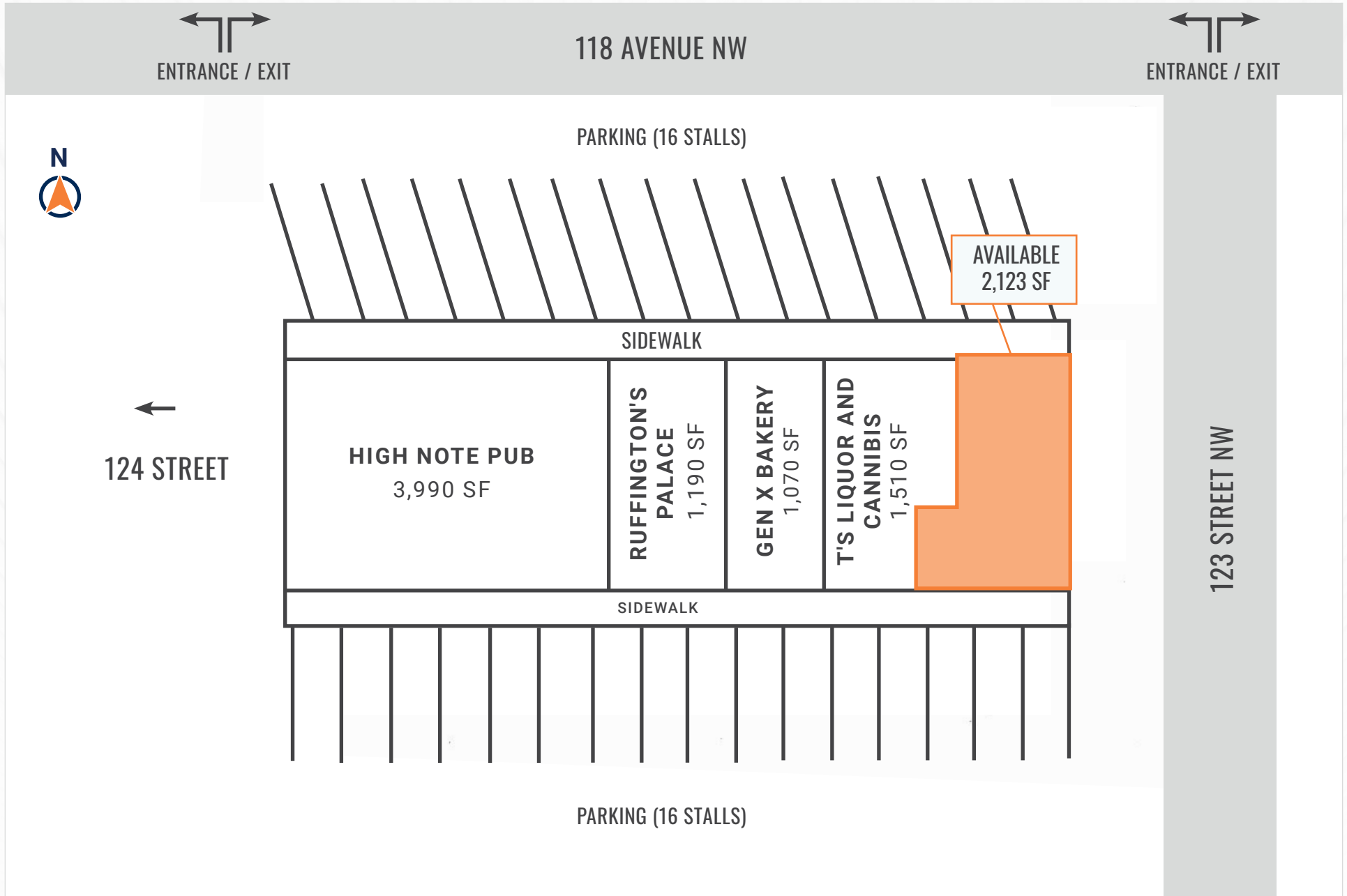


Average Household Income: \$92,963



Vehicles Per Day: 26,000

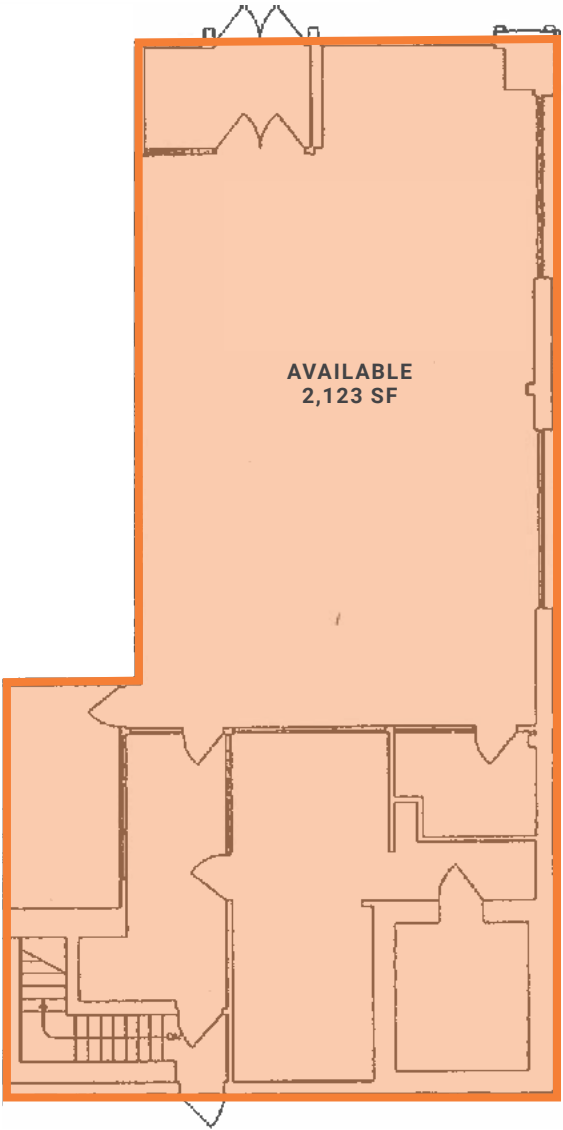
# SITE PLAN



# SURROUNDING AREAS



# FLOOR PLAN



# Marcus & Millichap

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