



**BRAND NEW RETAIL SPACES
AVAILABLE IMMEDIATELY!**

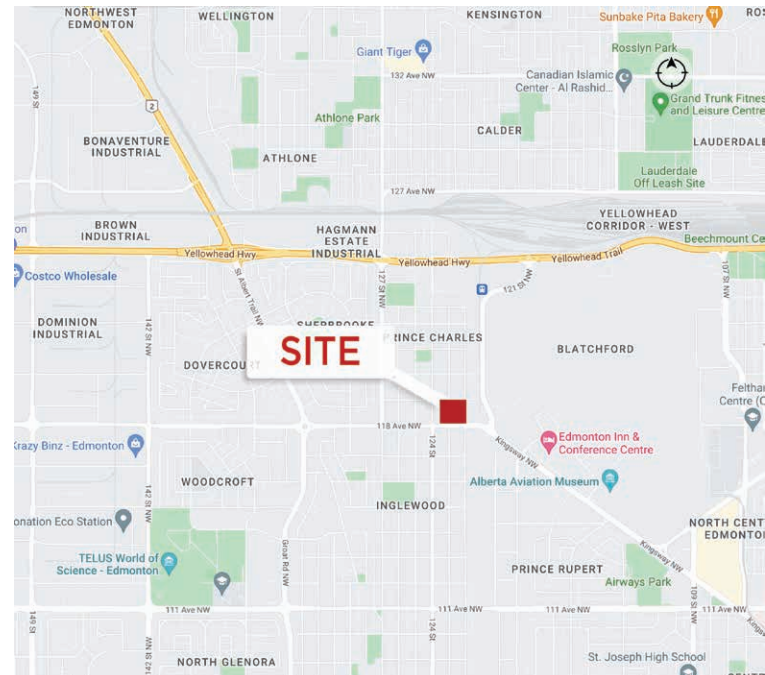
**UP TO 2,000 SF SECOND FLOOR
OFFICE SPACE AVAILABLE!**



118th Avenue Professional Centre

Property Highlights

- Exceptional exposure along 118th avenue seeing over 28,000 vehicles per day
- 6,641 SF Main floor retail space and 2,000 SF Second floor office space available immediately
- Multiple demising options available
- Ideal for: Dental, Medical, Pharmacy, and Professional Services
- 18 parking stalls available for the Tenants use
- CB-1 Zoning offering for a variety of uses



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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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Property Details

Municipal Address:	12220 - 118th Avenue, Edmonton, AB	Built:	2022
Legal Description:	Lot 19, Block 2 Plan RN64	Parking Area:	18 Parking Stalls
Zoning:	CB-1	Utilities:	Separately metered
Neighbourhood:	Prince Charles	Basic Rent:	Market
Building Size:	8,148 SF	Additional Rent:	Estimated to be \$10.00 Per SF


Demographics




POPULATION			
	1km	3km	5km
	6,631	66,437	201,112



AVERAGE INCOME			
	1km	3km	5km
	\$69,127	\$ 77,663	\$ 84,084



HOUSEHOLDS			
	1km	3km	5km
	3,065	29,821	91,395



VEHICLES PER DAY	
25,900 on 118 Avenue in front of property in 2021	

Aerial Photo



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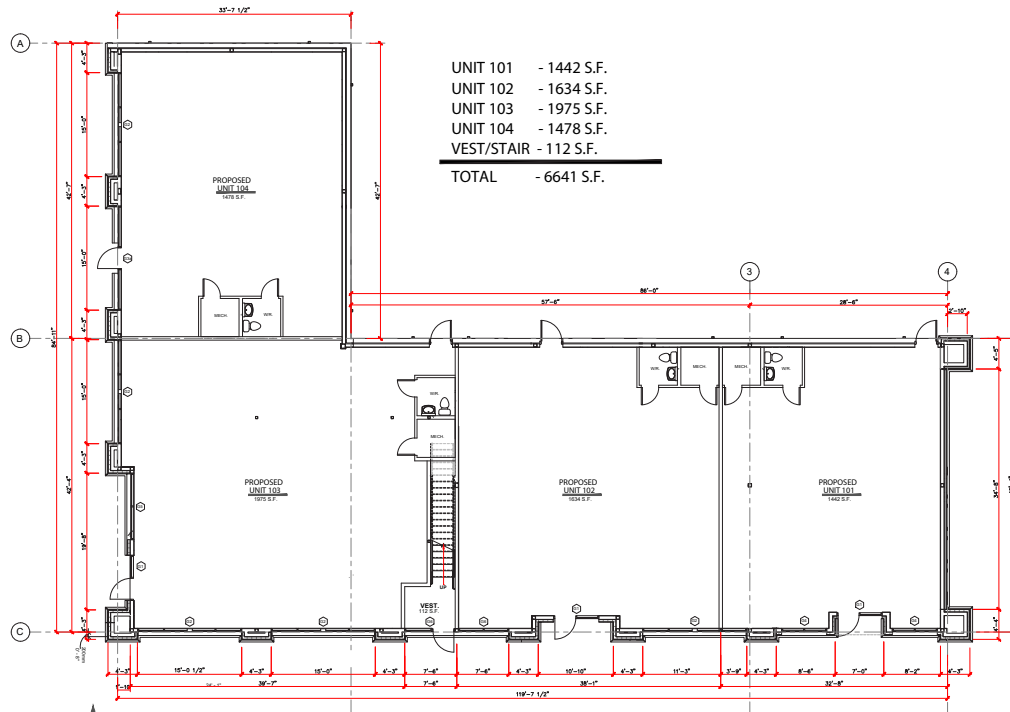
FOR LEASE

118th Avenue Professional Centre

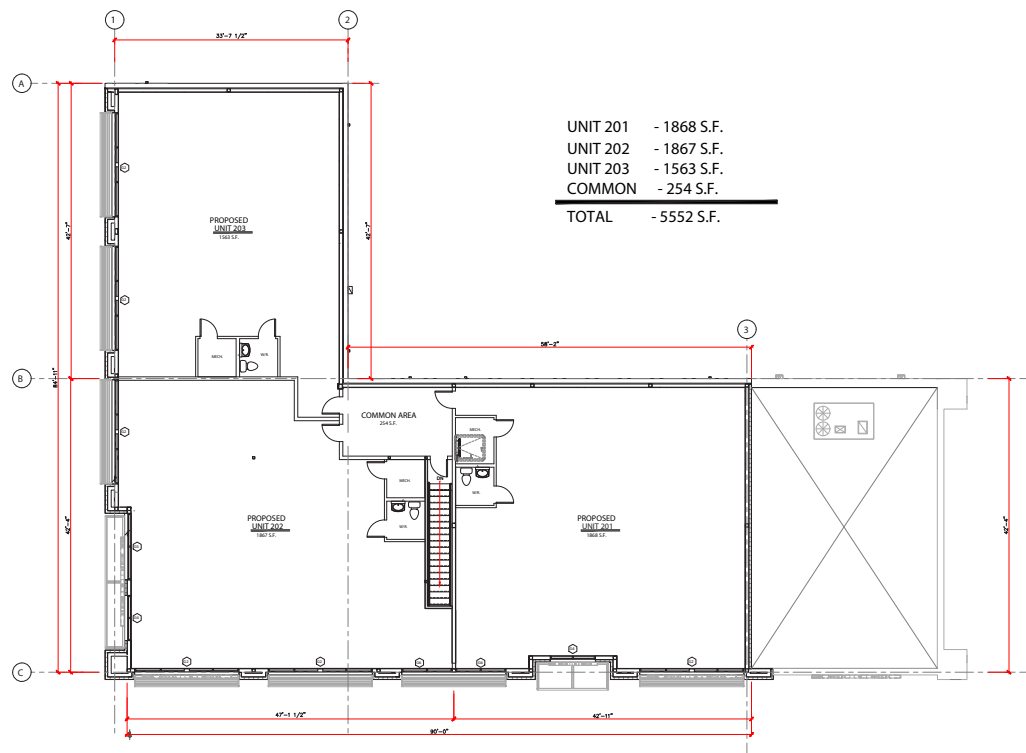
12220 - 118th Avenue NW, Edmonton, AB

Floor Plans

First Floor



Second Floor



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