

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

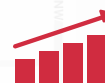
DANIEL A. AMERO
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780 436 7415
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27,700 VPD
118 AVE W OF 122 ST



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



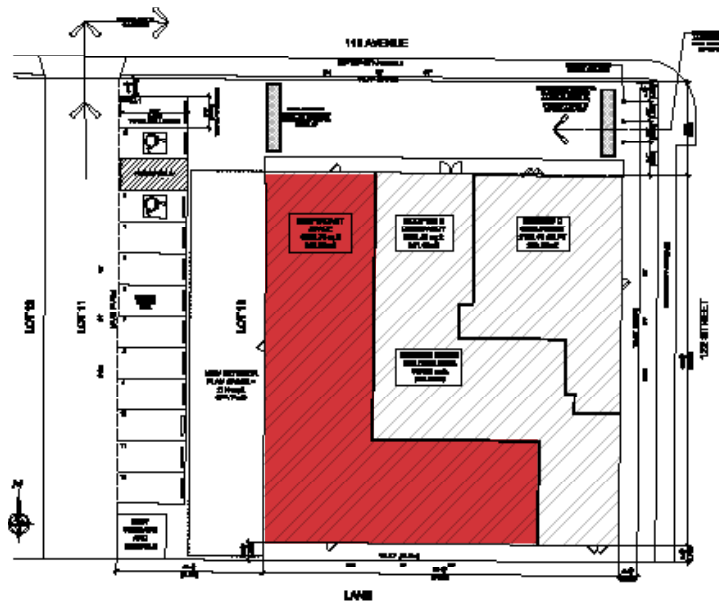
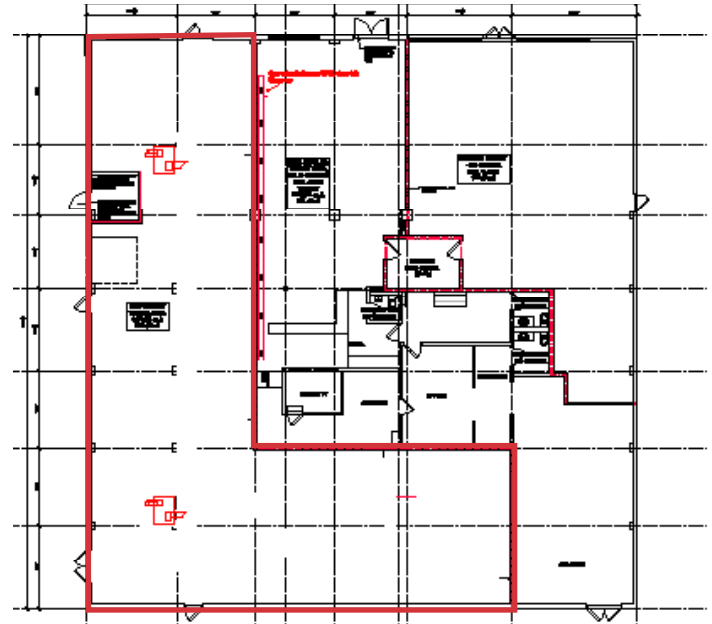
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ADDITIONAL INFORMATION

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: \$20.00 per sq.ft. Daycare Users: \$24.00 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	<p>Child Care Service</p> <ul style="list-style-type: none"> 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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