

FOR LEASE

118 AVENUE RETAIL

NAI Commercial

POTENTIAL DAYCARE SPACE



12205 - 118 AVENUE | EDMONTON, AB | DAYCARE SPACE

PROPERTY HIGHLIGHTS

- 4,230 sq.ft.± retail space for Daycare
- Excellent exposure to over 28,200 vehicles per day travelling along 118 Avenue (2018 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

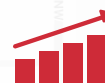
**DANIEL A. AMERO**  
 Senior Associate  
 780 436 7415  
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27,700 VPD  
118 AVE W OF 122 ST



195,584  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2023 - 2033



170,784 EMPLOYEES      9,528 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



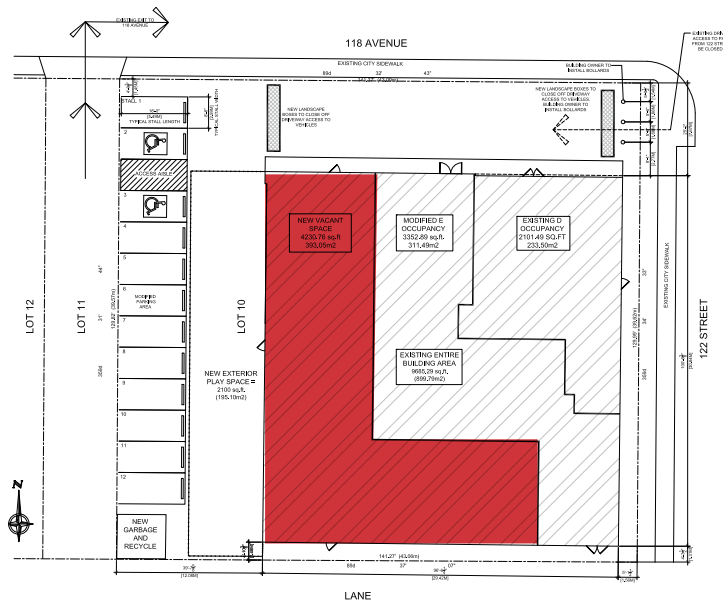
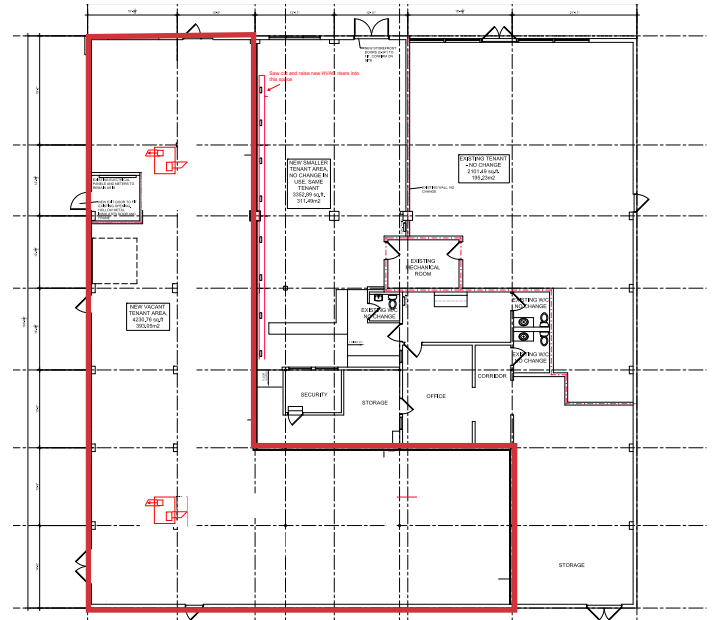
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	4,230 sq.ft.±
LEGAL DESCRIPTION	Plan 4128HW Blk 38 Lot 10
YEAR BUILT	1957
ZONING	MU (Mixed Use)
CEILING HEIGHT	9'
AVAILABLE	30 days
HEATING	Forced air
POWER	To be determined
LEASE TERM	10 years
NET LEASE RATE	\$26.00/sq.ft./annum
OPERATING COSTS	\$7.78/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance and management fees
POTENTIAL USES	<p><b>Child Care Service</b></p> <p>Health Care Facility</p> <p>Cannabis Retail Store</p> <p>Food and Drink Service</p> <p>Health Service</p> <p>Liquor Store</p> <p>Emergency Service</p> <p>Recycling Drop-off Centre</p> <p>Bar</p>



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