

## \$1,225,000 - 12120 118 Avenue, Edmonton

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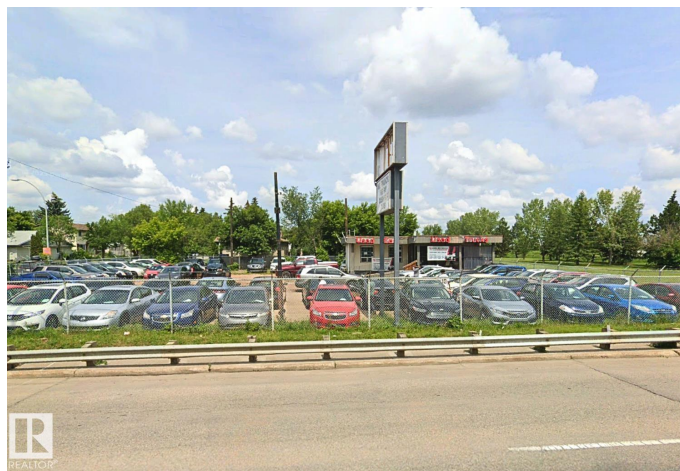
MLS® #E4457527

**\$1,225,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Prince Charles, Edmonton, AB

15,820 sq.ft.± site available for sale at 12120 Ave 118 Avenue in Edmonton. Currently used as a car lot, the property is zoned MU (Mixed Use) with modifiers allowing up to 16 m in height and a maximum FAR of 3.5 (~55,372 sq.ft. buildable). The zoning requires active street-oriented non-residential frontage at grade, supporting mid-rise mixed-use redevelopment with residential above. The site is fenced with private parking and offers exposure along the 118 Avenue corridor. Built in 2000.



Built in 2000

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4457527    |
| Price      | \$1,225,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2000        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 12120 118 Avenue |
| Area        | Edmonton         |
| Subdivision | Prince Charles   |
| City        | Edmonton         |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T5L 2J8 |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 04              |

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Listing information last updated on September 13th, 2025 at 3:47pm MDT