

# \$737,500 - 12318 109a Avenue, Edmonton

MLS® #E4249732

**\$737,500**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Westmount, Edmonton, AB

- Ideal for professional, medical and retail uses
- Transit-oriented property located minutes from downtown - Corner site with prime frontage on 124 Street with exposure to - 14,800 vehicles per day (City of Edmonton - 2018) - Main floor units ranging from 1,475 to 3,133 sq.ft.±; 2nd Floor units ranging from 1,776 sq.ft.± - Modern construction and building amenities - Access to on-site surface parking, on-street parking and underground heated parkade

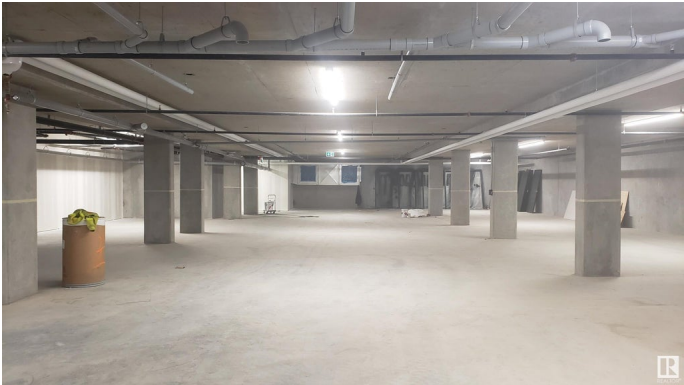
Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4249732  |
| Price      | \$737,500 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2021      |
| Type       | Retail    |
| Status     | Active    |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12318 109a Avenue |
| Area        | Edmonton          |
| Subdivision | Westmount         |
| City        | Edmonton          |
| County      | ALBERTA           |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T5M 0H9 |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 15th, 2021 |
| Days on Market | 1553            |
| Zoning         | Zone 07         |

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Listing information last updated on September 15th, 2025 at 2:32am MDT