

Former CIBC Building

3924 118 Avenue
Edmonton, AB



Owner / User Opportunity



High exposure building with South and West facing streetfront



Well located on 118 Avenue



Parking on site - 12 stalls



3,423 sf main floor + 3,178 sf basement



Close proximity to grocery, pharmacy, and other amenities in the area

Get more information

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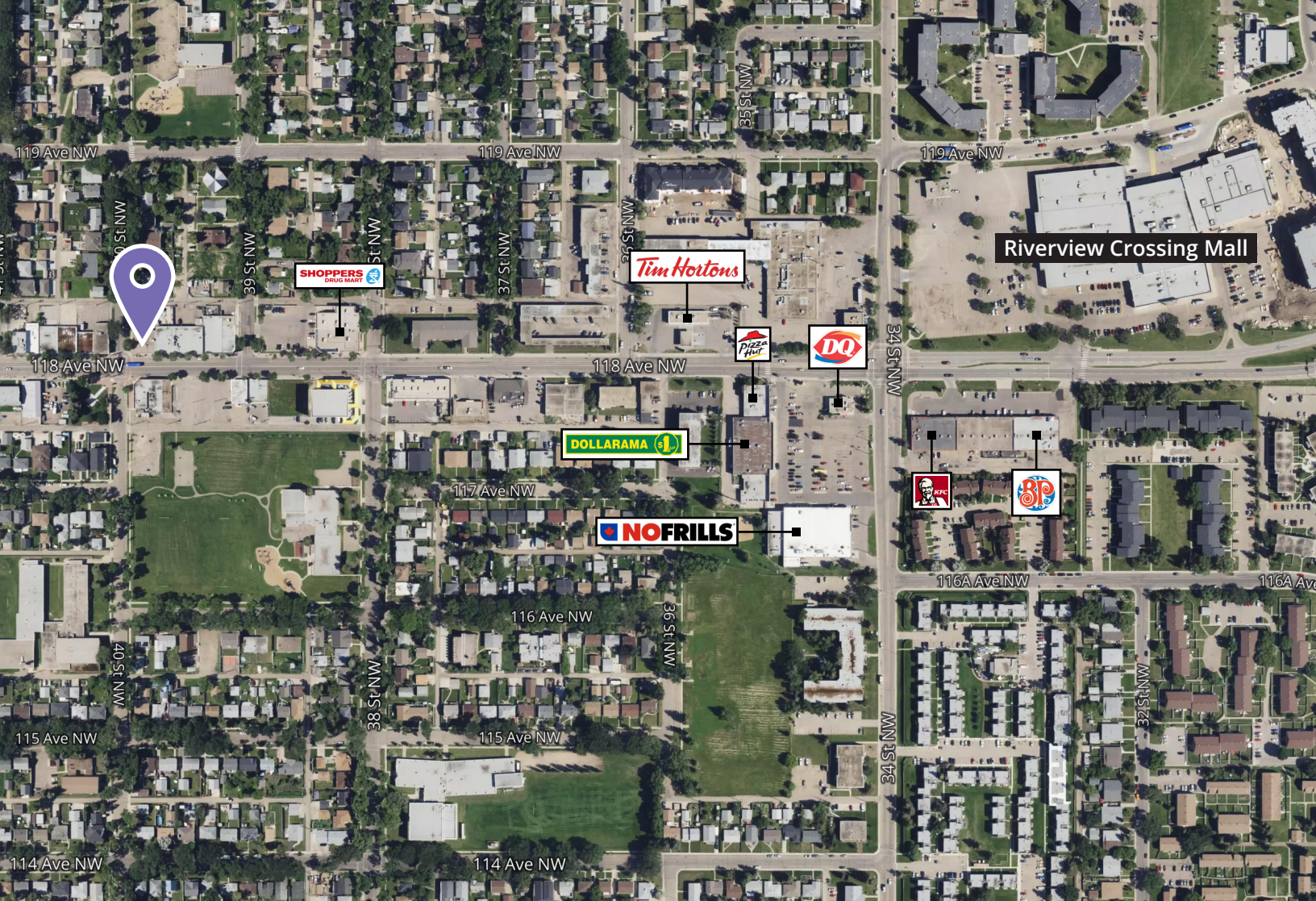
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Offering Summary

Municipal Address:	3924 118 Avenue Edmonton, AB	Year Built:	1966
Legal Description:	Plan 1151AN, Block 11, Lots 1 & 2	Site Size:	7,443 sf
Building Areas:	Main Floor: 3,423 sf Basement: 3,178 sf Total: 6,601 sf	Property Taxes:	\$22,803.23 (2024)
Zoning:	CB1 - Low Intensity Business Zone	Price:	\$1,500,000
Lease Rates:	Market	Additional Rent:	\$12.01 psf (2024 estimate)

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