

\$546,000 - 6956 76 Avenue, Edmonton

MLS® #E4401251

\$546,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Girard Industrial, Edmonton, AB

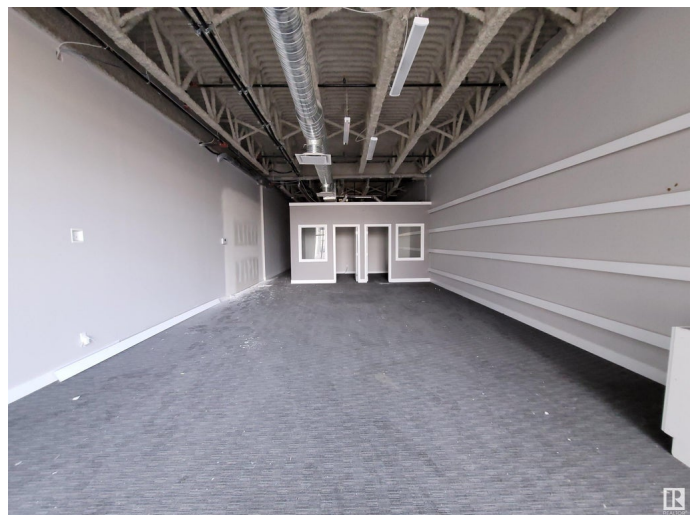
Prime retail/office space available immediately for sale/lease in Regency Argyll Plaza, located in a high-traffic area with excellent visibility at the crossing of Argyll Road and 76 Avenue NW, opposite to Pure Casino. The plaza is 80% full. Affordable lease rate, and low common area cost/condo fee, this space is ideal for a wide range of businesses. Ample scrambled parking on site. This location offers easy access to major freeways. This space is fully developed with 2 8x10 offices and 1 10x16 office/ boardroom, a lunch area, and a washroom, finished with carpet and tile flooring. Suitable as a retail business/showroom or any professional office. Please explore the opportunity to establish your business in this prime location.

Built in 2014

Essential Information

| | |
|------------|-----------|
| MLS® # | E4401251 |
| Price | \$546,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Retail |
| Status | Active |

Community Information



| | |
|-------------|-------------------|
| Address | 6956 76 Avenue |
| Area | Edmonton |
| Subdivision | Girard Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 0M6 |

Exterior

| | |
|--------------|-----------------------|
| Exterior | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 8th, 2024 |
| Days on Market | 246 |
| Zoning | Zone 41 |

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Listing information last updated on April 11th, 2025 at 3:02pm MDT