\$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.



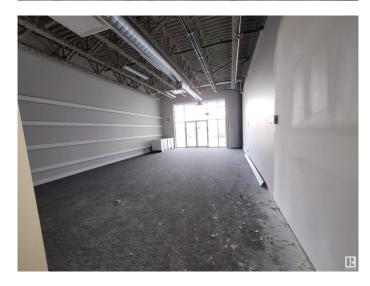
Essential Information

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 264

Zoning Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 8:02pm MDT