# \$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.



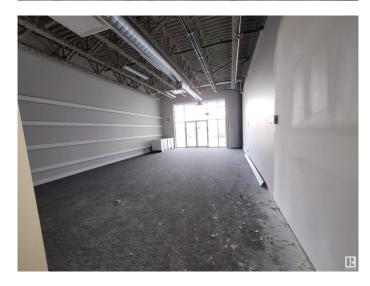
### **Essential Information**

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 376

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 August 19th, 2025 at 7:17pm MDT