

## \$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	255
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 20th, 2025 at 2:32pm MDT