# \$275,000 - 201 6958 76 Avenue, Edmonton

MLS® #E4401252

#### \$275,000

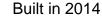
0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Girard Industrial, Edmonton, AB

Prime office space available immediately for sale/lease in Regency Argyll Plaza, located in a high-traffic area with excellent visibility at the NE intersection of Argyll Road and 76 Avenue NW, opposite Pure Casino. 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. Can be combined with unit# 203, a 1,259 SF bay for a total of 2,357 SF space. Elevator access and close to stairs. Lots of glazing, facing Argyll Road. Please explore the opportunity to establish your business in this prime location.







## **Essential Information**

| MLS® #     | E4401252  |
|------------|-----------|
| Price      | \$275,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2014      |
| Туре       | Office    |
| Status     | Active    |

## **Community Information**

Address

201 6958 76 Avenue



| Area        | Edmonton          |
|-------------|-------------------|
| Subdivision | Girard Industrial |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6B 2R2           |

## Exterior

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

## **Additional Information**

| Date Listed    | August 8th, 2024 |
|----------------|------------------|
| Days on Market | 266              |
| Zoning         | Zone 41          |

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Listing information last updated on May 1st, 2025 at 2:47pm MDT