

# \$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.

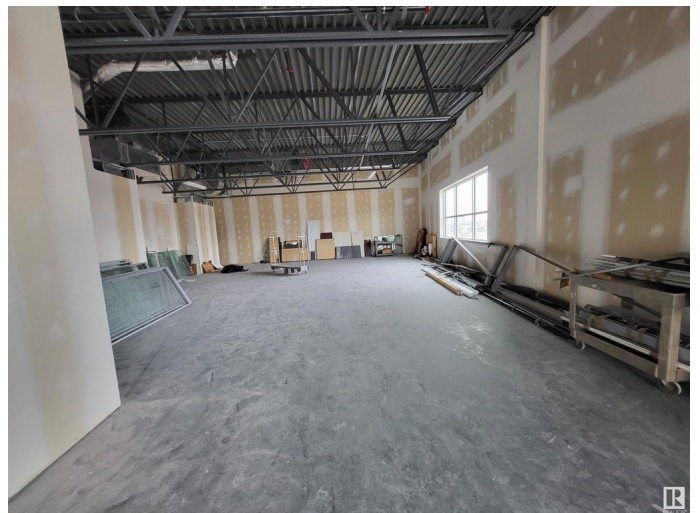
Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4401252  |
| Price      | \$275,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2014      |
| Type       | 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 | 237              |
| 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 2nd, 2025 at 2:47pm MDT