# \$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

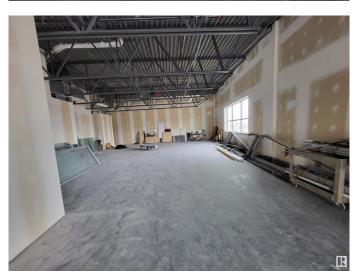
Bathrooms 0.00
Acres 0.00
Year Built 2014
Type Office
Status Active

# **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 253

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 18th, 2025 at 11:32am MDT