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

MLS® #E4401252

#### \$275,000

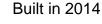
0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

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	312
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 June 16th, 2025 at 11:47am MDT