

## \$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.

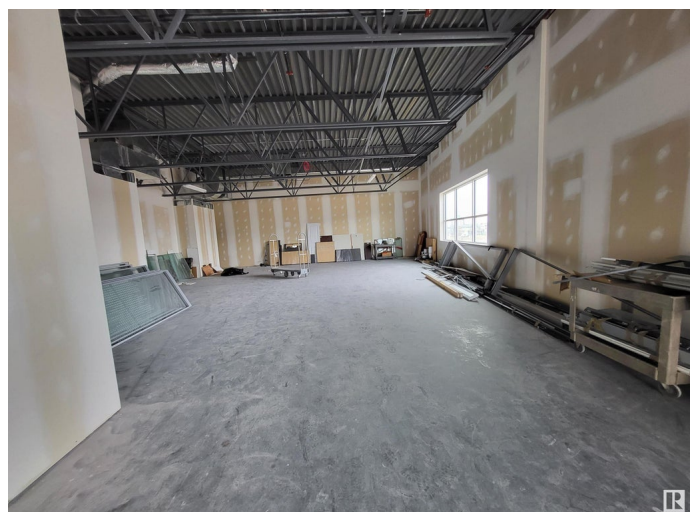
Built in 2014

### 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	217
Zoning	Zone 41

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Listing information last updated on March 13th, 2025 at 5:32am MDT