

# \$315,000 - 203 6958 76 Avenue, Edmonton

MLS® #E4401253

**\$315,000**

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 crossing of Argyll Road and 76 Avenue NW, opposite to 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 and easy access to major freeways. Can be combined with unit# 201, a 1,098 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® #	E4401253
Price	\$315,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Office
Status	Active

## Community Information

Address	203 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	374
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 August 17th, 2025 at 3:02am MDT