

Courtesy Of Scott J Macmillan Of RE/MAX Elite

\$1,049,702 - 6837 76 Avenue, Edmonton

MLS® #E4431371

\$1,049,702

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Girard Industrial, Edmonton, AB

LOCATED ON .15 ACRES.....APPROX 5700 SQ FEET.....JUST OVER 4300 SQ FOOT ON THE MAIN FLOOR.....AMPLE PARKING IN FRONT.....PERFECT CENTRAL LOCATION.....IM zoning.....IMMED OCCUPANCY....FOR SALE/ OR LEASE..... this is a Swiss army knife unit; functional in design, lobby/ admin room, good size office, and 2 piece bathroom in front. Shop has 17' 9" ceilings, 2600+ warehouse with large commercial overhead door 12' wide 14' high. mezzanine added in the back, could have multiple offices, storage rooms 2 more bathrooms (full shower upstairs, and kitchen/ coffee room down, stand alone space ready for immediate occupancy

Built in 1974

Essential Information

MLS® #	E4431371
Price	\$1,049,702
Bathrooms	0.00
Acres	0.00
Year Built	1974
Type	Industrial
Status	Active

Community Information

Address 6837 76 Avenue



Area	Edmonton
Subdivision	Girard Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0A9

Exterior

Exterior	Brick
Construction	Brick

Additional Information

Date Listed	April 15th, 2025
Days on Market	9
Zoning	Zone 41

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Listing information last updated on April 24th, 2025 at 8:17am MDT