

\$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	4
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 19th, 2025 at 7:32pm MDT