

\$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 | 32 |
| Zoning | Zone 41 |

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Listing information last updated on May 17th, 2025 at 7:17am MDT