

# \$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	5
Zoning	Zone 41

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Listing information last updated on April 20th, 2025 at 12:32am MDT