

Courtesy Of Mani Bagga and Sajeed Velji Of Royal LePage Magna

\$1,794,800 - 6954 76 Avenue, Edmonton

MLS® #E4409441

\$1,794,800

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Girard Industrial, Edmonton, AB

Discover an exceptional investment opportunity with this prime 3-unit complex (6950, 6952, 6954) spanning 4200 sq ft, fully leased to an established, successful daycare. This property delivers a full suite of childcare services, including valuable after-school care, underpinning its robust income stream. Situated with premier Argyll Road frontage and in close proximity to Bonnie Doon & the LRT, it combines modern architecture & meticulous maintenance w/ substantial parking, ensuring it stands out in a high-visibility location. Uniquely priced below its appraised value, this concrete structure is not just an asset but a strategic investment in a vibrant area. Capitalizing on easy access to extensive amenities, presenting a rare, income-generating opportunity in a highly desirable neighbourhood. Don't overlook this chance to secure a piece of prime real estate that promises not only returns but a gateway to further possibilities in a sought-after locale. Act now!

Built in 2014

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4409441 |
| Price | \$1,794,800 |
| Bathrooms | 0.00 |



| | |
|------------|--------|
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 6954 76 Avenue |
| Area | Edmonton |
| Subdivision | Girard Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 2R2 |

Exterior

| | |
|--------------|-------------------|
| Exterior | Concrete, Tilt-Up |
| Construction | Concrete, Tilt-Up |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 5th, 2024 |
| Days on Market | 180 |
| Zoning | Zone 41 |

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Listing information last updated on April 3rd, 2025 at 1:17am MDT