

\$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	196
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 2:02am MDT