

FOR SALE/ LEASE

RETAIL/ OFFICE



# REGENCY ARGYLL PLAZA

6956 76 Avenue NW, Edmonton, AB T6B 2R2

Prime retail/office space available immediately for sale/lease in Regency Argyll Plaza, located in a high-traffic area with excellent visibility at the crossing of Argyll Road and 76 Avenue NW, opposite to Pure Casino. The plaza is 80% full. Affordable lease rate, and low common area cost/condo fee, this space is ideal for a wide range of businesses. Ample scrambled parking on site. This location offers easy access to major freeways. This space is fully developed with 2 8x10 offices and 1 10x16 office/ boardroom, a lunch area, and a washroom, finished with carpet and tile flooring. Suitable as a retail business/showroom or any professional office. Please explore the opportunity to establish your business in this prime location.

**\$620,000**

PRICE

**1,561 SF**

LEASABLE SPACE

**\$26/SF**

LEASE RATE

## Syamal Raha

Vice President & Associate Broker | Investment Sales & Leases  
Syamal.Raha@AlbertaCRE.ca  
780.990.7242

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021\*

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | [commercialyeg.ca](http://commercialyeg.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*based on commercial commissions 2017, 2018, 2019, & 2021.

# HIGHLIGHTS

## SPACE DETAILS

Municipal Address	6956 76 Avenue NW
Legal Description	P 1621131, U 16
Zoning	IB
Property Tax	\$14,438.87 (2023)
Condo Fee	\$5.75/SF



## HIGHLIGHTS

- High traffic and high visibility location
- Bordering residential neighborhood
- Easy access to freeways
- Well managed and maintained plaza
- Ample scrambled parking
- Suitable for many retail and office usages



## VEHICLES PER DAY (2019)

Sherwood Park Freeway	23,000
Argyll Road	17,800
76 Avenue	2,000

