

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

MLS® #E4442237

**\$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® #    | E4442237    |
| 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    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 41         |

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Listing information last updated on June 16th, 2025 at 3:32am MDT