

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	186
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 9th, 2025 at 10:02am MDT