

FOR SALE

PROFESSIONALLY IMPROVED SPACE



**6962 76 Ave NW
Edmonton AB**



Gurmeet Sandhu, REALTOR®

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Points of Interest:



Prime Commercial Condo Opportunity in Southeast Edmonton

Professionally upgraded commercial condo unit featuring quality improvements, modern finishes, and a functional layout. Move-in ready space ideal for office, retail, or professional service use. Well-maintained and designed to support a professional business environment.

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Demographics:



ARGYLL ROAD/ 76 AV.

25,000 vehicles per day Approximately



AVERAGE INCOME

*within 3 km:
Approximately \$120,000*

*within 5 km:
Approximately \$130,000*



POPULATION

**Within 3 km:
Approximately 85,000**

**Within 5 km:
Approximately 210,000**



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Strategic Location Advantages



- Established Southeast Edmonton business district
- Excellent access to major arterial roadways and transportation corridors
- Strong daytime workforce and commercial activity
- Surrounded by industrial, service, and professional businesses
- Convenient access to nearby retail, dining, and amenities
- Flexible Business Employment (BE) zoning
- Ideal for office, showroom, service, and light industrial users

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Legal Description:
Plan: 1621131 Unit: 21

Zoning: (BE)
Business Employment

Area: 1,653 sq ft

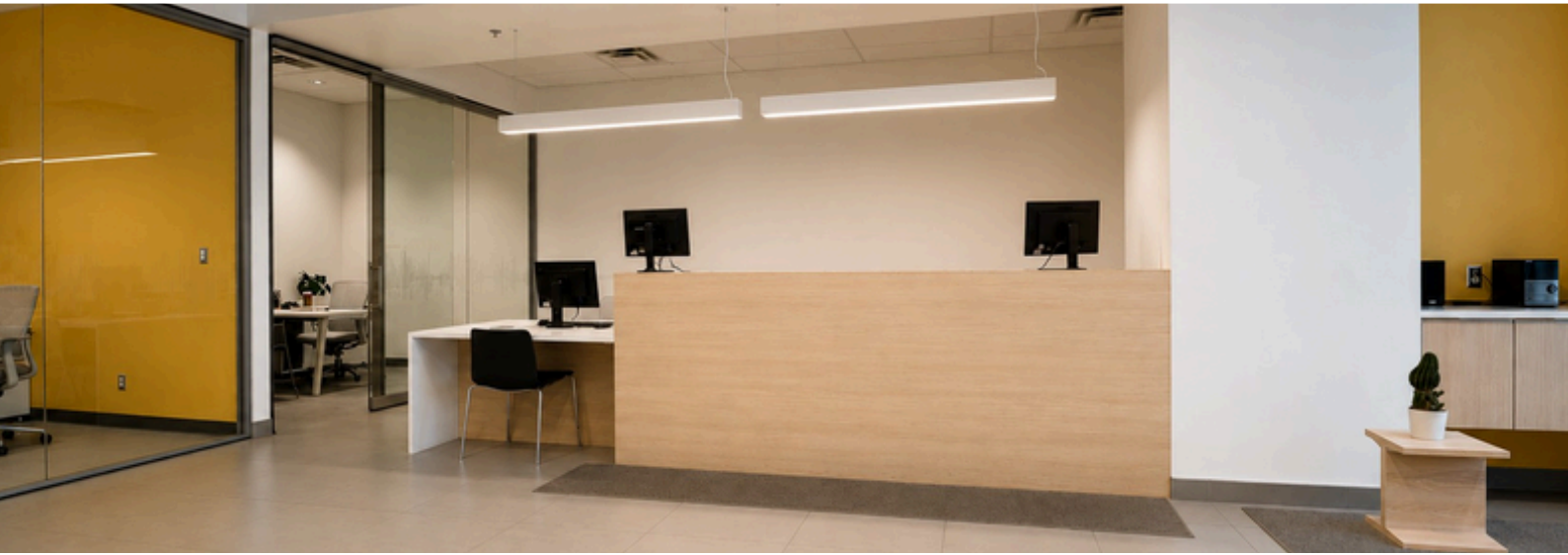
Condo Fees: \$963.11

Price: Market

Taxes: \$15,592 (2025)

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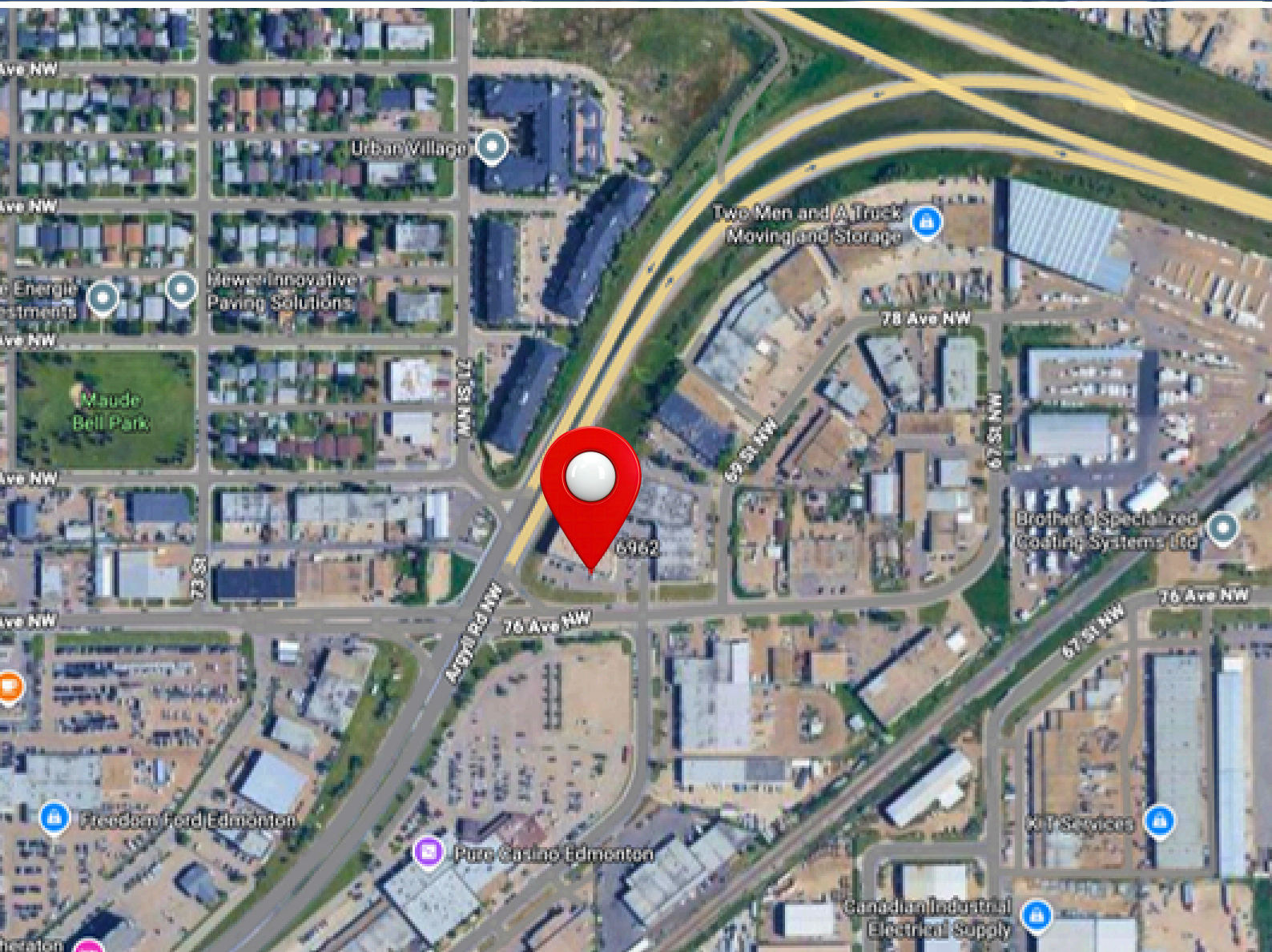
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What Makes This Space a Winner for Business:

Strategically located in Southeast Edmonton's established business corridor, this property offers excellent access to major transportation routes including Wayne Gretzky Drive, Sherwood Park Freeway, 75 Street, and Argyll Road. Surrounded by a diverse mix of industrial, service, automotive, and professional businesses, the area benefits from a strong daytime workforce, consistent commercial activity, and nearby residential communities that contribute to a growing customer base, making it an ideal location for businesses seeking accessibility, convenience, and long-term growth. Zoned Business Employment (BE), the property accommodates a variety of commercial uses, making it well-suited for professional offices, service-based businesses, light industrial operations, showroom users, contractors, trades, technology firms, and other employment-focused enterprises.

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