

FOR LEASE

OR SALE



REGENCY ARGYLL PLAZA

201, 203-6958 76 Avenue NW, Edmonton, AB

RE/MAX Excellence Commercial Division is pleased to present a prime office opportunity in Regency Argyll Plaza, located in a high-traffic, highly visible area.

This versatile office space along Argyll Road and 76 Avenue NW, directly opposite Pure Casino Edmonton, is ideal for a wide range of businesses, offering affordable lease rates and low common area costs/condo fees. The units feature expansive glazing for excellent street exposure, elevator access, and proximity to emergency exit stairs, ensuring convenience and safety for staff and clients.

Ample on-site scrambled parking provides easy accessibility for employees and visitors, while the location offers seamless connections to major freeways and surrounding commercial amenities.

This property represents a turnkey opportunity for businesses seeking a well-located, highly visible office space in Edmonton's vibrant Argyll area, with strong potential for growth and customer exposure.

Sale Price	\$275,000 - \$345,000
Lease Rate	\$14 PSF/Month
Leasable Space	1,098 - 1,259 SF
Options Available	In 1,098 SF or 1,259 SF or combined 2,357 SF bays.

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

SYAMAL RAHA, Vice President & Associate Broker | Investment Sales & Leases

(780) 990 7242

syamal@commercialyeg.ca

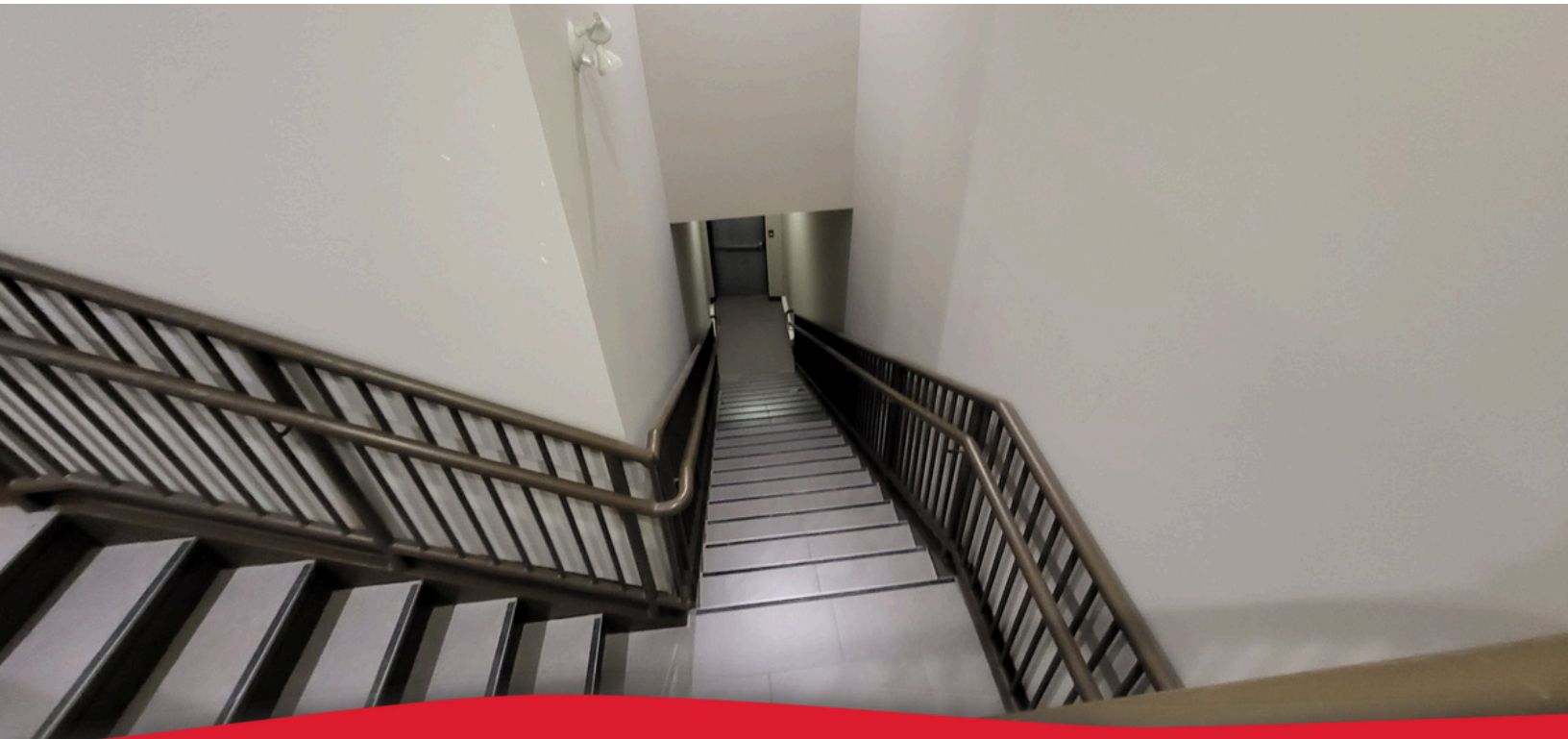
PROPERTY DETAILS

Highlights:

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

Address	#201, 6958 76 Avenue NW
Legal Description	P 1621131, U 23
Zoning	BE (Business Employment)
Property Tax	\$5.72 PSF (2024)
Condo Fee	\$5.93 PSF (2025)

Address	#203, 6958 76 Avenue NW
Legal Description	P 1621131, U 24
Zoning	BE (Business Employment)
Property Tax	\$7.03 PSF (2024)
Condo Fee	\$5.93 PSF (2025)





CONTACT:

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