

FOR SALE & LEASE

OFFICE



REGENCY ARGYLL PLAZA

201, 203-6958 76 Avenue NW, 6956 76 Avenue NW

Property Description

Prime 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. 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. Can be combined with unit# 203, a 1,259 SF bay for a total of 2,357 SF space. There is elevator access and these units are close to stairs. Lots of glazing, facing Argyll Road. Please explore the opportunity to establish your business in this prime location.

\$325,000- \$620,000

SALE PRICE

\$18.00 - \$26.00

SF/MONTH

LEASE RATE

1,098 - 1,561 SF

LEASABLE SPACE

Syamal Raha

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HIGHLIGHTS

Space Details

Municipal Address	6956 76 Avenue NW
Legal Description	P 1621131, U 16
Zoning	IB
Space Size	1, 561 SF
Price	\$620,000
Property Tax	\$12,942.95 (2022)
Condo Fee	\$5.75/SF (2023)
Rent	\$26/SF
Municipal Address	#201, 6958 76 Avenue NW
Legal Description	P 1621131, U 23
Zoning	IB
Property Tax	\$6.42/SF (2023)
Condo Fee	\$5.75/SF (2023)
Municipal Address	#202, 6958 76 Avenue NW
Legal Description	P 1621131, U 24
Zoning	IB
Property Tax	\$6.42/SF (2023)
Condo Fee	\$5.75/SF (2023)



FLOOR PLANS



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 usages

Vehicles Per Day (2019)

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

ADDITIONAL PHOTOS

