

# \$0 - 7104 Argyll Rd Nw, Edmonton

MLS® #E4353653

**\$0**

Bedroom, Bathroom, 3,903 sqft  
Industrial on 0.00 Acres

Girard Industrial, Edmonton, AB

Great Location for your New Business or an Additional Location for Your Business. Close to 4,000 sf of space. Loads of Parking for Staff and Customers. Located on Argyll Road and a couple blocks from 75 Street. Massive Traffic Volume is 18,600 Vehicles/Day on Argyll Road and 43,000 Vehicles/Day on 75 Street (City of Edmonton Data). You Will be noticed at this location!! New Roof and New Paint on Outside of Building. Protected and Convenient Drive Up for Numerous Vehicles. Large Delivery Door in back of Building. 800 Amp Power for All Electrical needs. Wide Open Concept for Any Configuration. Washroom and Extra Office is Already in Building. Wonderful Place for a Business!!

Built in 1989

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | E4353653   |
| Square Footage | 3,903      |
| Acres          | 0.00       |
| Year Built     | 1989       |
| Type           | Industrial |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7104 Argyll Rd Nw |
| Area        | Edmonton          |
| Subdivision | Girard Industrial |



|             |          |
|-------------|----------|
| City        | Edmonton |
| Province    | AB       |
| Postal Code | T6B 1Z3  |

## Exterior

|              |             |
|--------------|-------------|
| Construction | Steel Frame |
|--------------|-------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2023 |
|-------------|------------------|

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Listing information last updated on May 9th, 2024 at 8:46am MDT