

# \$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
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**Additional Information**

Date Listed	August 8th, 2023
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Listing information last updated on May 18th, 2024 at 4:31pm MDT