

\$2,400,000 - 3804 74 Avenue, Edmonton

MLS® #E4411299

\$2,400,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Weir Industrial, Edmonton, AB

Functionality: The property can cater to a wide variety of light to medium industrial applications and offers 32.5' ceiling height
Loading: (2) 16'x16' grade loading O/H doors
Site Size: Only 32% site coverage ratio allows for future potential building expansion and ample secured/gravelled yard storage (0.99 acres±).
Location: The property is strategically located in the Weir Industrial corridor with easy access to Sherwood Park Freeway, Anthony Henday Drive and the QE2 Highway

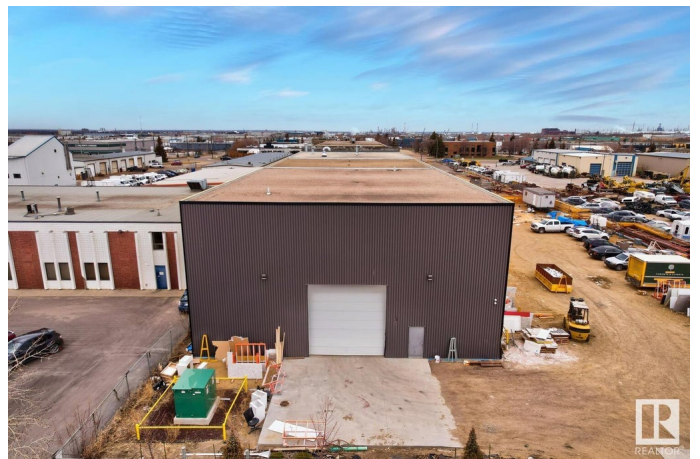
Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | E4411299 |
| Price | \$2,400,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3804 74 Avenue |
| Area | Edmonton |
| Subdivision | Weir Industrial |
| City | Edmonton |



| | |
|-------------|---------|
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 2P7 |

Exterior

| | |
|--------------|-------|
| Exterior | Mixed |
| Construction | Mixed |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 22nd, 2024 |
| Days on Market | 192 |
| Zoning | Zone 42 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:17am MDT