

\$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

COURT ORDERED SALE. **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

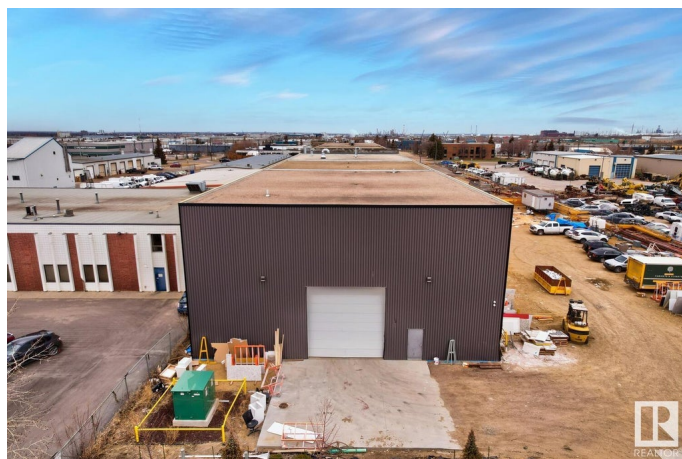
Built in 1979

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	202
Zoning	Zone 42

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Listing information last updated on May 12th, 2025 at 2:47pm MDT