

## \$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

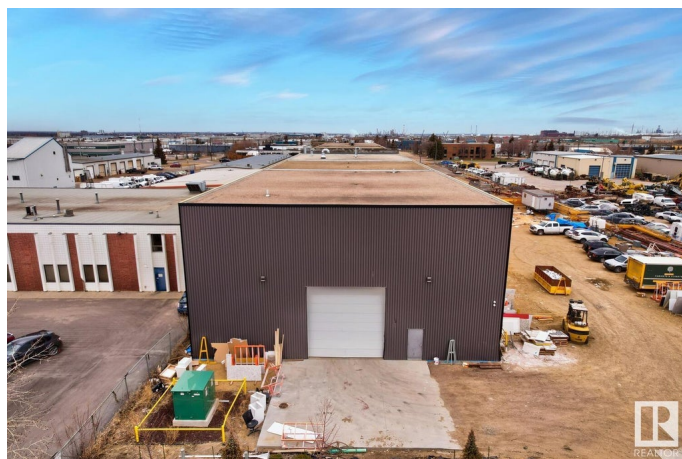
Built in 1979

### 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 9:47am MDT