

FOR SALE

FILM ALBERTA BUILDING

5305 Allard Way, Edmonton, AB

19,614 SF Office Space (Including Lower Level)

31,309 SF Studio/Warehouse,

Plus Second Warehouse & Mezzanine

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Jeff McCammon, CCIM

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Doug Bauer

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PROPERTY DETAILS

MUNICIPAL ADDRESS
5305 Allard Way, Edmonton, AB

LEGAL DESCRIPTION
Plan 0020704, Block 95, Lot 6

ZONING
CG - General Commercial Zone

NEIGHBOURHOOD
Pleasantview

BUILDING SIZE
Office Space
± 4,864 SF (Basement)
± 4,943 SF (Main Floor)
± 4,943 SF (Second Floor)
± 4,864 SF (Third Floor)

Studio and Loading
± 15,504 SF (Studio)
± 8,512 SF (Loading)

± 7,293 SF (Mezzanine)
± 50,923 SF (Total)

PARKING
± 111 Stalls

LOT AREA
± 1.54 Acres

**CEILING HEIGHT
(STUDIO)**
36'

PROPERTY TAX
\$110,779.13

SALE PRICE
\$4,500,000

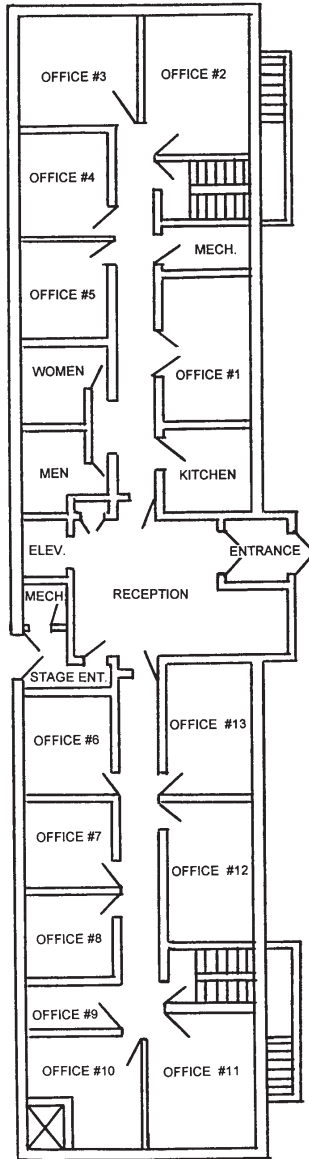


PROPERTY FEATURES

- Land: ± 67,154 SF
- Zoning:
CG - General Commercial Zone
- Close to public transportation
- Recent upgrades to lobby
- Large electrical service
- Extensive built out office area
- Ample parking

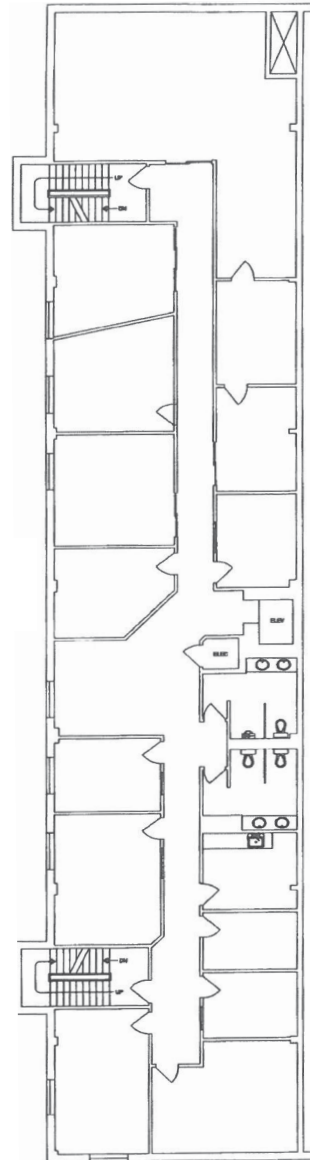
FLOOR PLANS

Main Floor



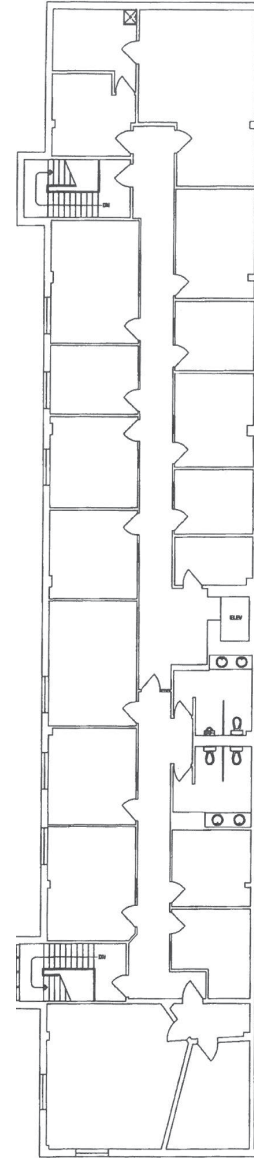
4,943 SF

2nd Floor



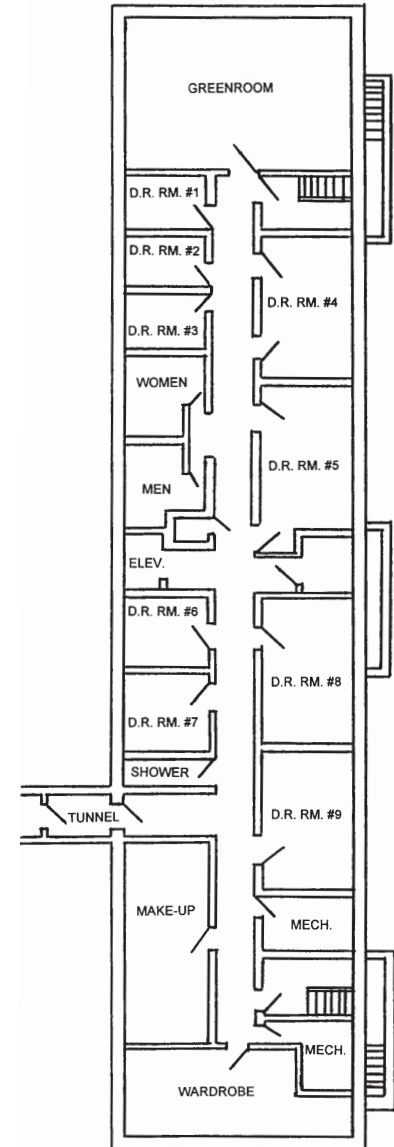
4,943 SF

3rd Floor



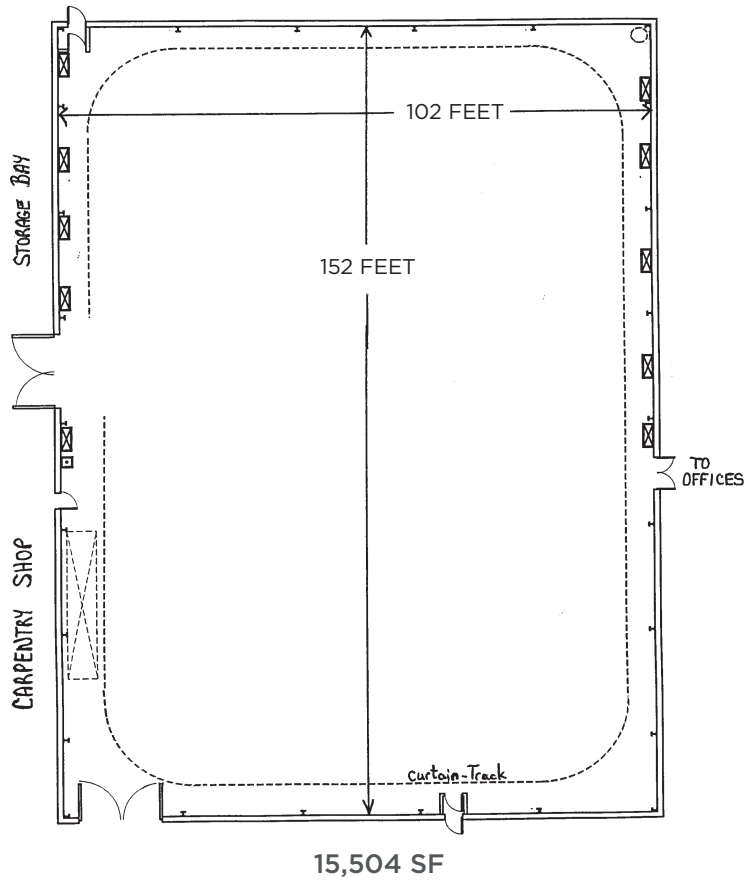
4,864 SF

Lower Level



4,864 SF

STAGE FLOOR PLAN



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