

**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**

Senior Associate  
780 445 0026  
jeff.mccammon@cwedm.com

**Doug Bauer**

Senior Associate  
780 991 6456  
doug.bauer@cwedm.com

**Dustin Bateyko**

Associate Partner  
780 702 4257  
dustin.bateyko@cwedm.com

# 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

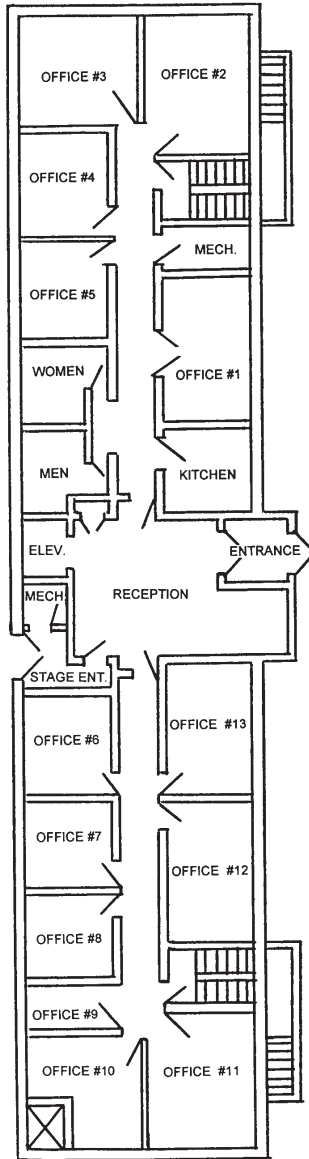


## PROPERTY FEATURES

- 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

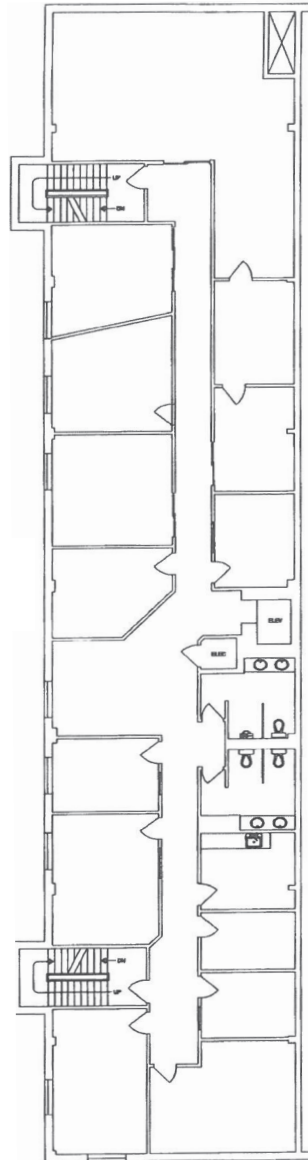
# FLOOR PLANS

## Main Floor



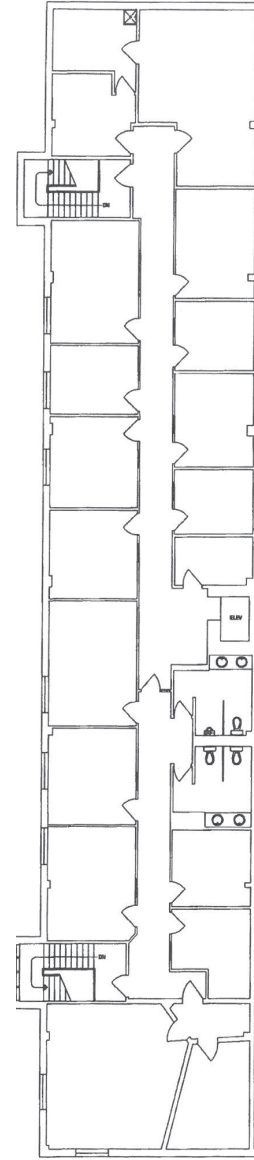
4,943 SF

## 2nd Floor



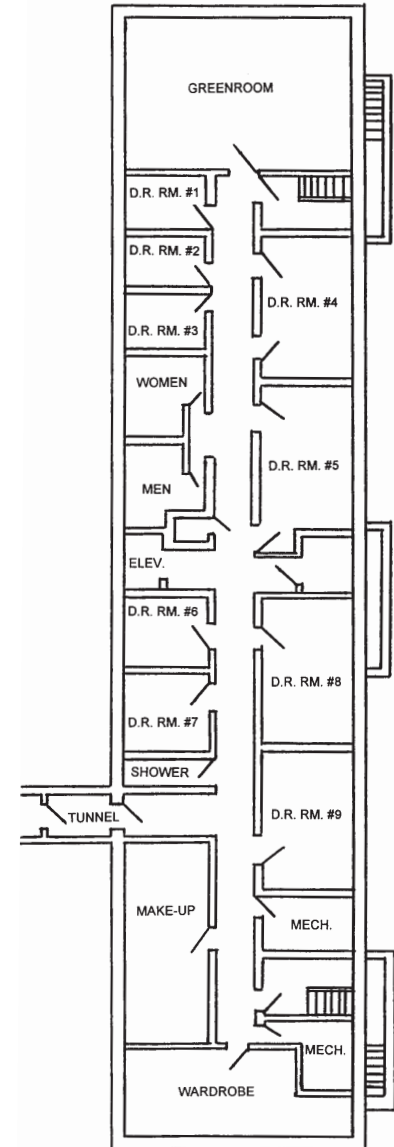
4,943 SF

## 3rd Floor



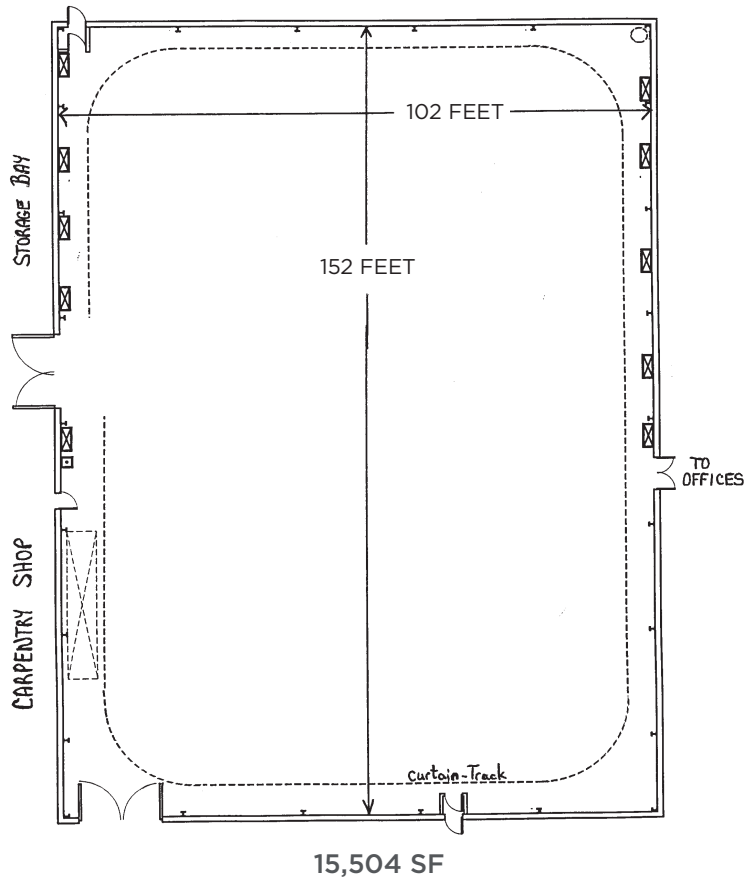
4,864 SF

## Lower Level



4,864 SF

# STAGE FLOOR PLAN



**Jeff McCammon, CCIM**  
Senior Associate  
780 445 0026  
jeff.mccammon@cwedm.com

**Doug Bauer**  
Senior Associate  
780 991 6456  
doug.bauer@cwedm.com

**Dustin Bateyko**  
Associate Partner  
780 702 4257  
dustin.bateyko@cwedm.com