

40 AVENUE

ELLEFFSON STREET

HIGHWAY 2

FOR SALE

NWF PROPERTY

**Service / Fabrication Facility
with Large Storage Yard**

4001 Elleffson Street, Athabasca, AB



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

Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedm.com

Chris Van Den Biggelaar
Senior Associate
780 701 3287
chris.biggelaar@cwedm.com

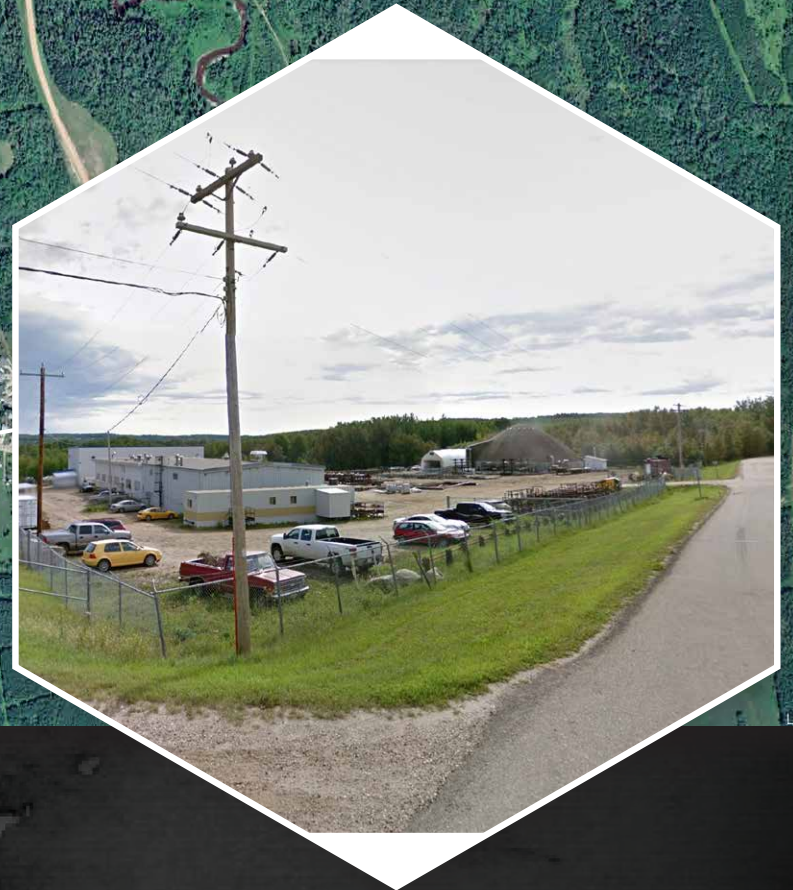
AERIAL VIEW



ATHABASCA

HIGHWAY 2

ELLEFFSON STREET



PROPERTY DETAILS

MUNICIPAL ADDRESS

4001 Elleffson Street, Athabasca, AB

LEGAL DESCRIPTION

Plan 1422452 Block 50 Lot 3A

ZONING

General Industrial

NEIGHBOURHOOD

Athabasca Industrial

BUILDING TYPE

Wood Frame / Metal

AVAILABLE

Office - 2,880 SF
Warehouse - 34,957 SF
Total - 37,837 SF

SITE SIZE

8.8 Acres

SITE COVERAGE

10%

POWER

600A / 3 Ph.

PARKING

Ample

SALE PRICE

\$3,750,000

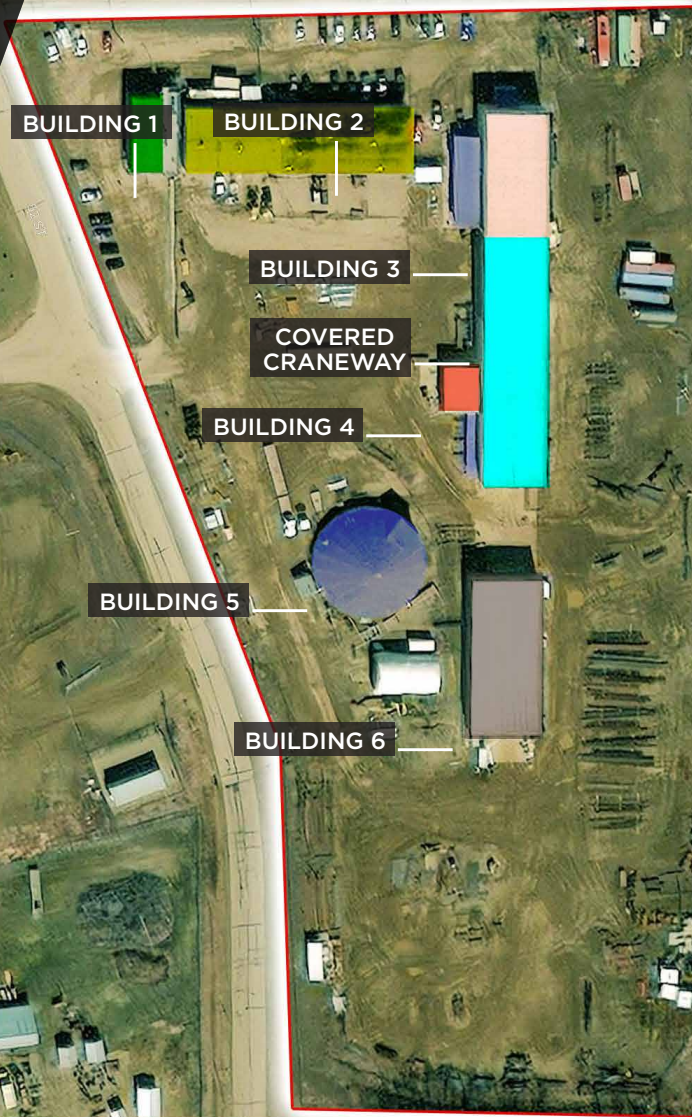
2022 PROPERTY TAXES

\$ 43,181.75



PROPERTY HIGHLIGHTS

- **Bldg. #1 - Office / Admin.**
 - 2,880 SF
 - Modular Construction
- **Bldg. #2 - Service Shop**
 - 8,900 SF (50' x 178")
 - Wood Frame (1962 & '72)
 - 600 A / 3 Ph.
 - One 4T OH crane
 - Six 2000 lb. jib cranes
 - Nine 14' x 14' OH grade level doors
- **Bldg. #3 - Manufacturing / Fabrication**
 - 6,431 SF
 - Metal Frame (2012)
 - 600A / 3 Ph.
 - Three 10T OH cranes
 - One 1T jib crane
 - One 20' X 24' OH grade level door
 - Air Make Up
- **Covered Craneway**
 - 3,750 SF (50' x 75')
 - 20T capacity
- **Bldg. #4 - Manufacturing / Fabrication Shop**
 - 7,850 SF
 - Metal Frame (2014)
 - 600A / 3 Ph.
 - Two 5T OH cranes
 - Three 2,000 lb. jib cranes
 - Air Make Up



- **Bldg. #5 - Paint Shop**
 - 5,026 SF (1,600 SF usable)
 - Wood Frame (1992)
 - Semi-serviced
- **Bldg. #6 - Manufacturing / Fabrication Shop**
 - 6,720 SF
 - Metal Frame (2014)
 - 600A / 3 Ph.
 - Two 5T OH cranes
 - Two grade level OH doors @ 20' x 24'

