



**CUSHMAN &
WAKEFIELD**
Edmonton

NOW AVAILABLE FOR LEASE

FOR SALE/LEASE

ALTEK BUILDING

3635 78 Avenue NW, Edmonton, AB

45,800 SF ON 2.44 ACRES

DOCK AND GRADE LOADING

Cushman & Wakefield Edmonton

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

Kurt Paull, SIOR

Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak

Associate
780 700 5038
max.mcpeak@cwedm.com

Jeff Drouin Deslauriers

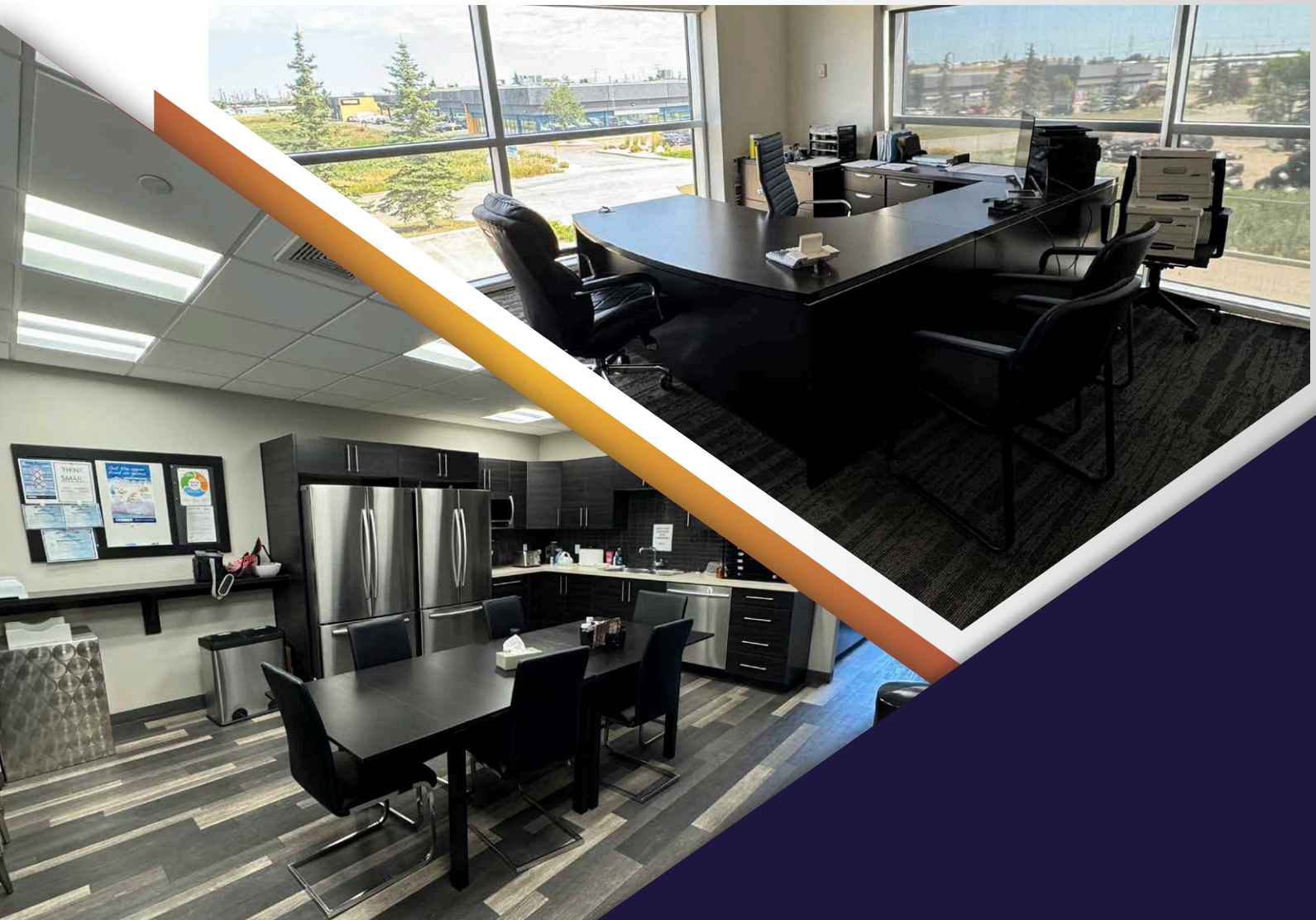
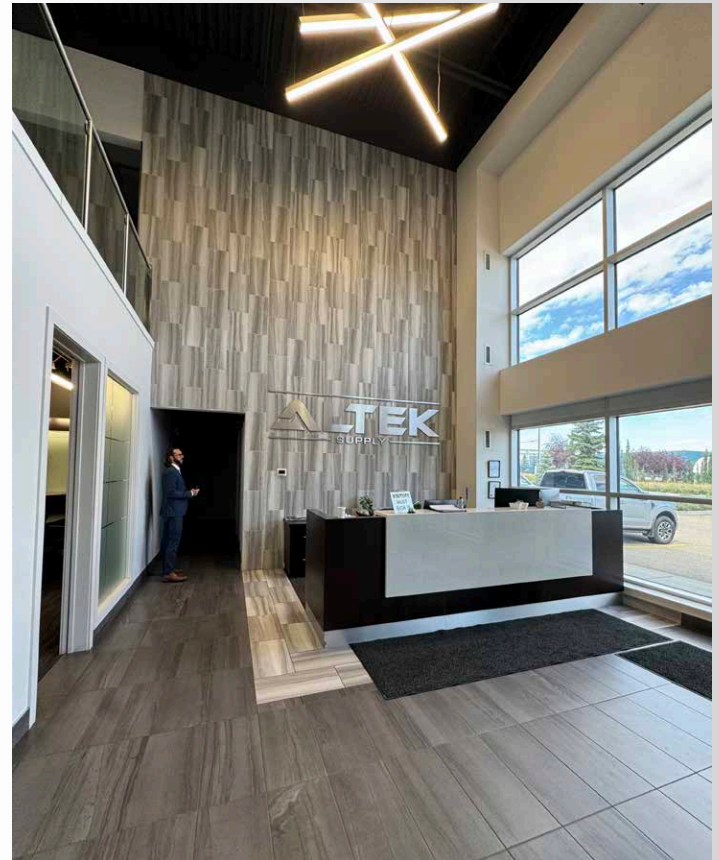
Associate Partner
780 701 3289
jeff.deslauriers@cwedm.com

Andy Horvath

Partner
780 917 8338
andy.horvath@cwedm.com

PROPERTY HIGHLIGHTS

- Former Altek Machine and Industrial Supply building, well located just south of Sherwood Park Freeway and west of Anthony Henday Drive with quick access to major arterials such as 34th Street & 50th Street.
- Fully paved yard with drive around capabilities and three (3) access points with room for yard storage.
- Compressed air, engineered air, dual compartment sumps and catch basins in yard.
- Concrete block interior demising walls.
- Well appointed reception area, training area, lunchroom and offices over two floors.
- Measurements subject to final verification to BOMA Measurement Standards.
- East ½ newer part of the building was built in 2014.





PROPERTY DETAILS

MUNICIPAL ADDRESS
3635 78 Avenue NW,
Edmonton, AB T6B 3J9

LEGAL DESCRIPTION
Plan 1420265, Blk 24, Lot 5A

ZONING
IM - Medium Industrial

NEIGHBOURHOOD
Weir Industrial

BUILDING SIZE
45,800 SF

WAREHOUSE
31,000 SF

MAIN FLOOR OFFICE
8,160 SF

SECOND FLOOR OFFICE
6,640 SF

BUILT
2003

LOT AREA
2.44 Acres (37% site coverage)

POWER
600 Volt, 120/208 Amp (TBC)

LOADING DOORS
• (5) Grade 14' x 16'
• (3) Grade 8' x 12'
• (2) Dock 8' x 10'

SPRINKLERED
YES

HEATING
Unit Heaters, Radiant Tube in
warehouse & Roof top unit with
A/C in Office

LIGHTING
T5

CLEAR HEIGHT
25' Clear

COLUMN
32' x 29'

CRANES
3-Ton
5-Ton

LEASE RATE
\$14.00/SF

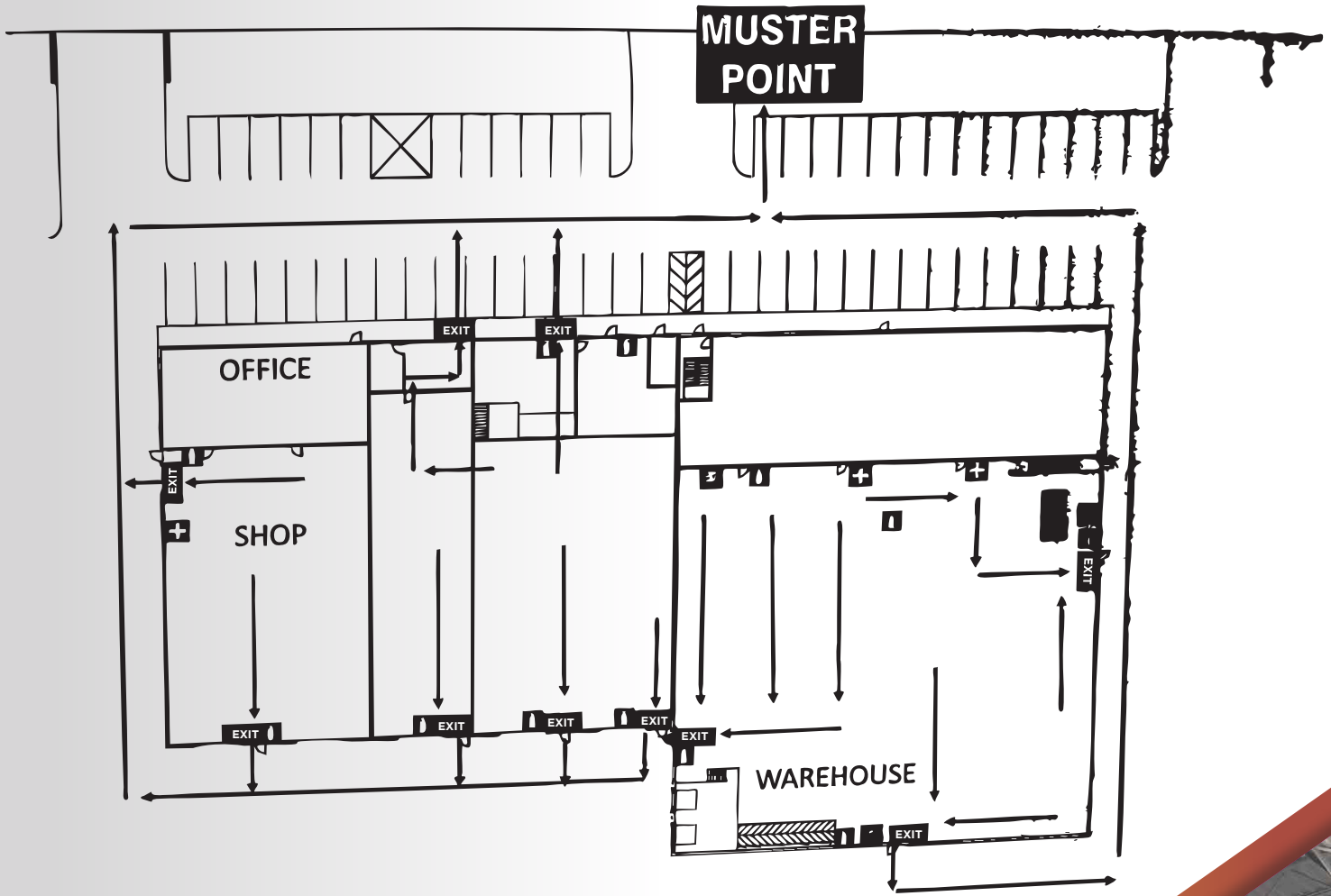
OPERATING COSTS
3.71/SF (TBC)

PRICE
\$8,600,000 (\$187/SF)

TAXES
\$151,765.87 (2024)



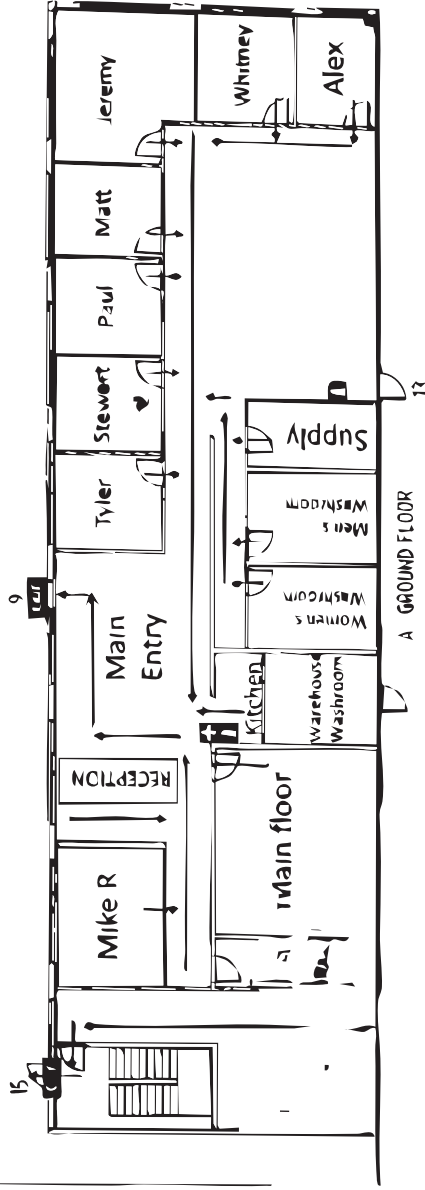
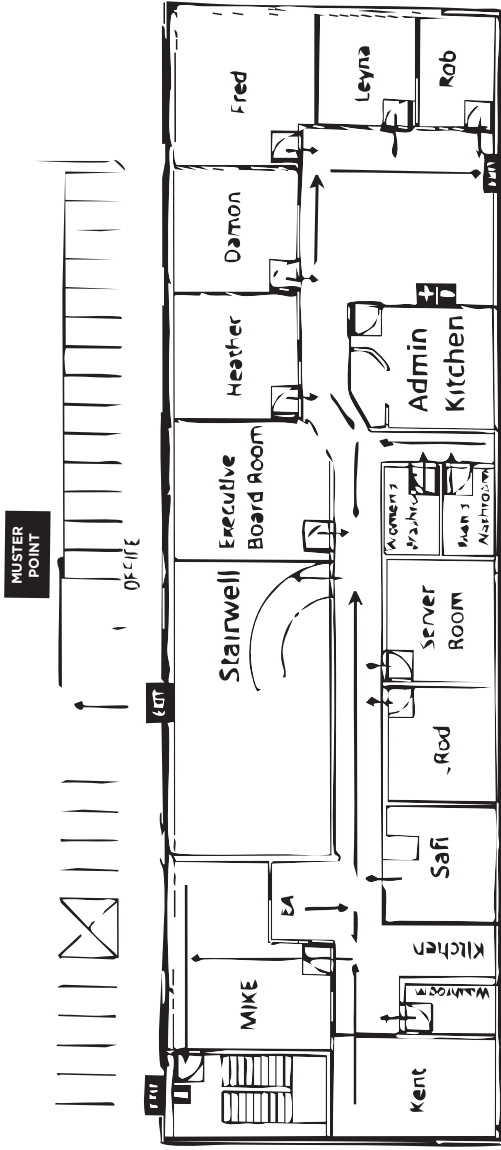
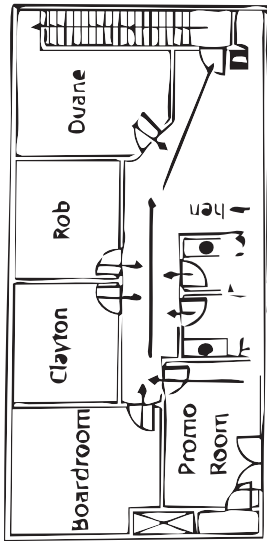
SHOP - FLOOR PLAN

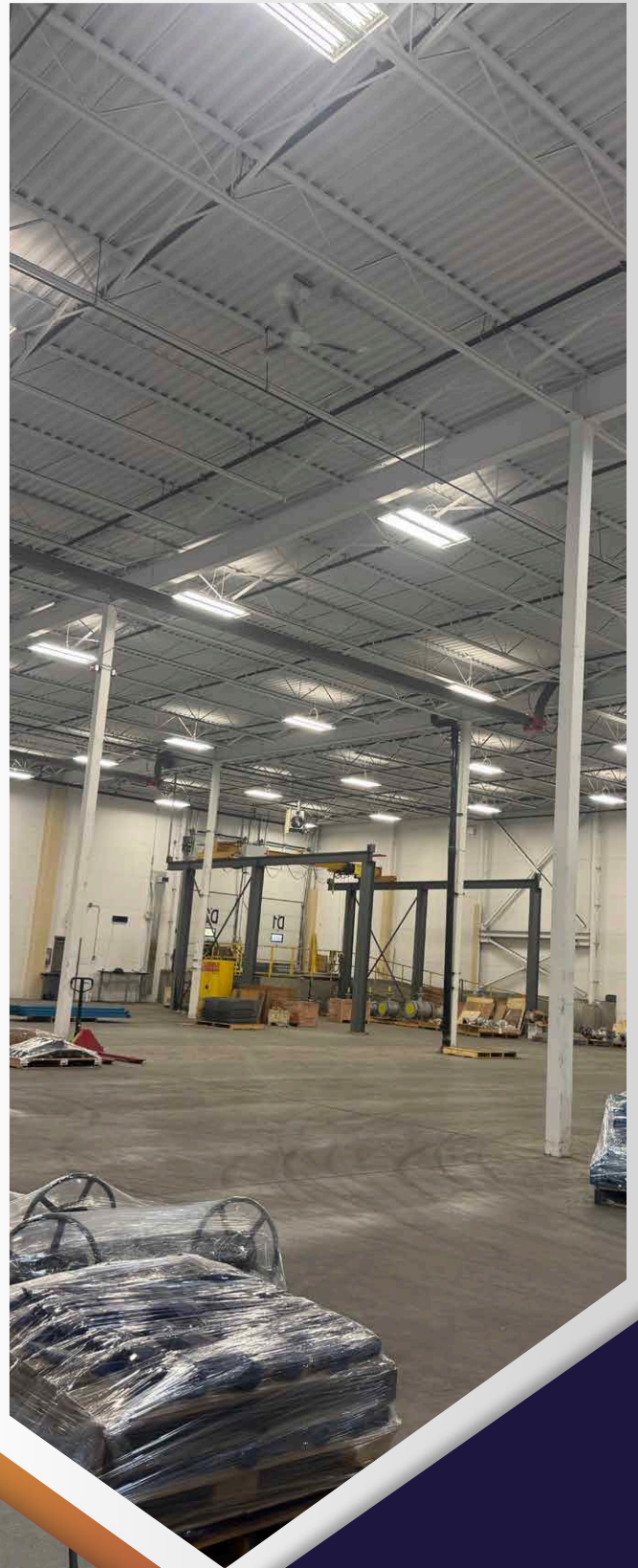


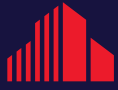
OFFICE - FLOOR PLAN

OUTSIDE SALES

OFFICE 7







**CUSHMAN &
WAKEFIELD**
Edmonton

SHERWOOD PARK FREEWAY

SITE

34 STREET



respire

76 AVENUE

Esso

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Jeff Drouin Deslauriers
Associate Partner
780 701 3289
jeff.deslauriers@cwedm.com

Andy Horvath
Partner
780 917 8338
andy.horvath@cwedm.com

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