



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

# 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  
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**Max McPeak**

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780 700 5038  
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**Jeff Drouin Deslauriers**

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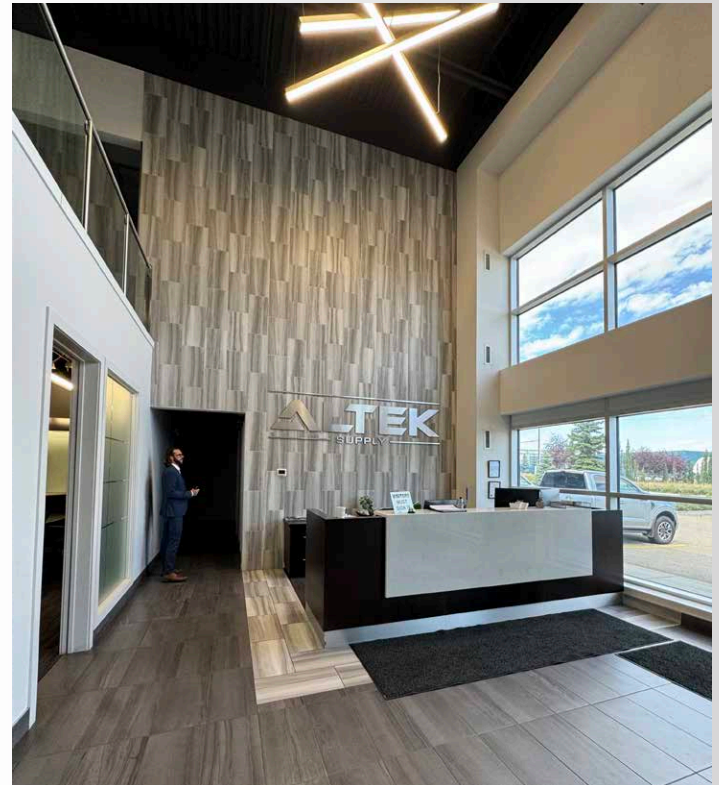
**Andy Horvath**

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.







## 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

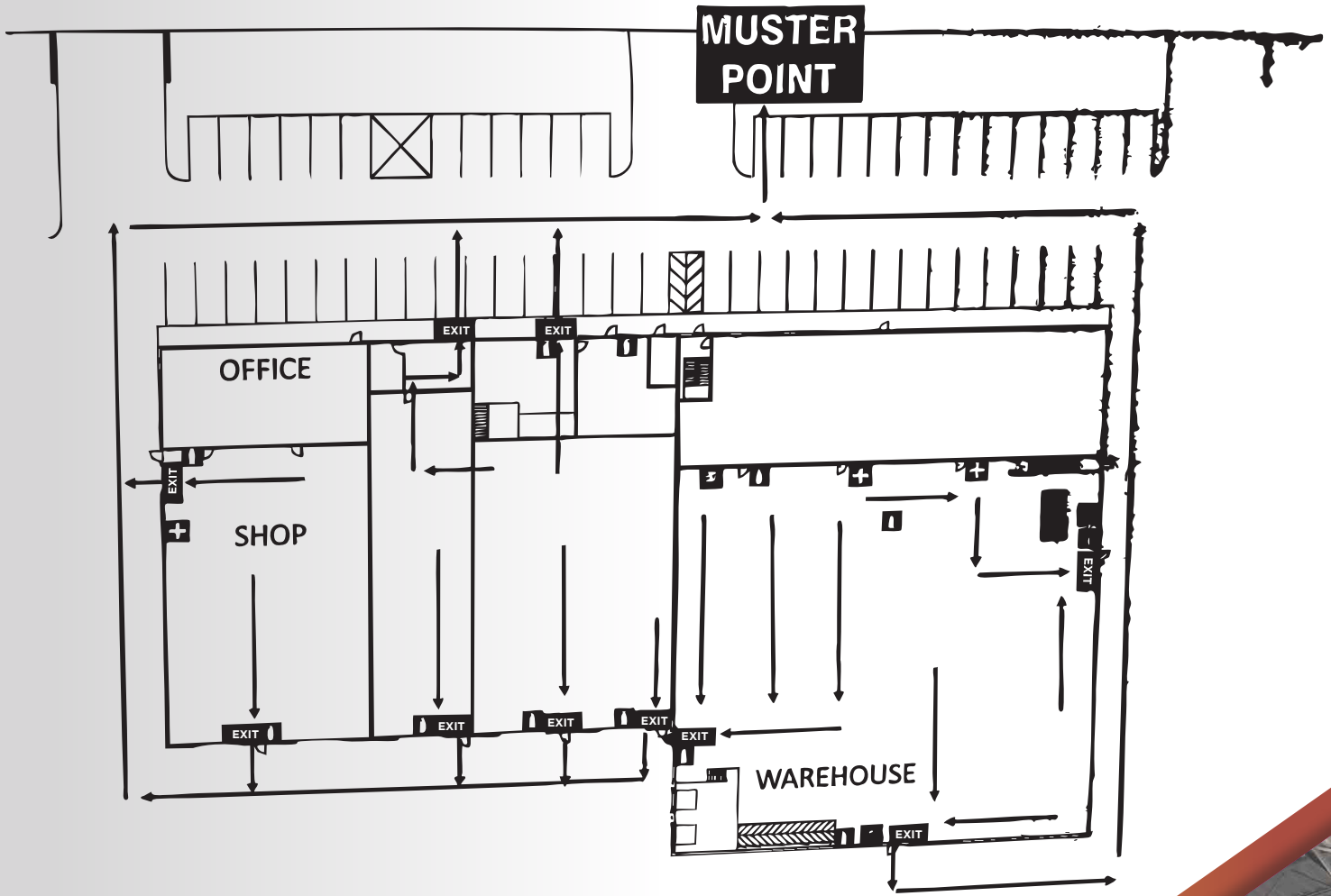
**PRICE**  
**\$9,400,000**

**TAXES**  
**\$151,765.87 (2024)**





# SHOP - FLOOR PLAN

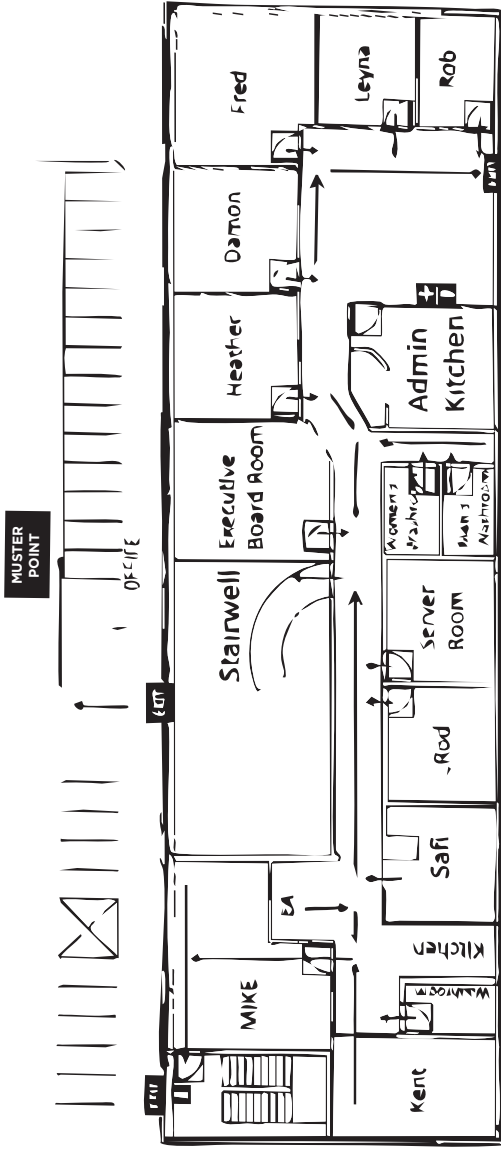
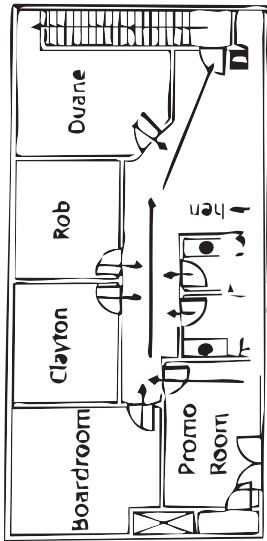




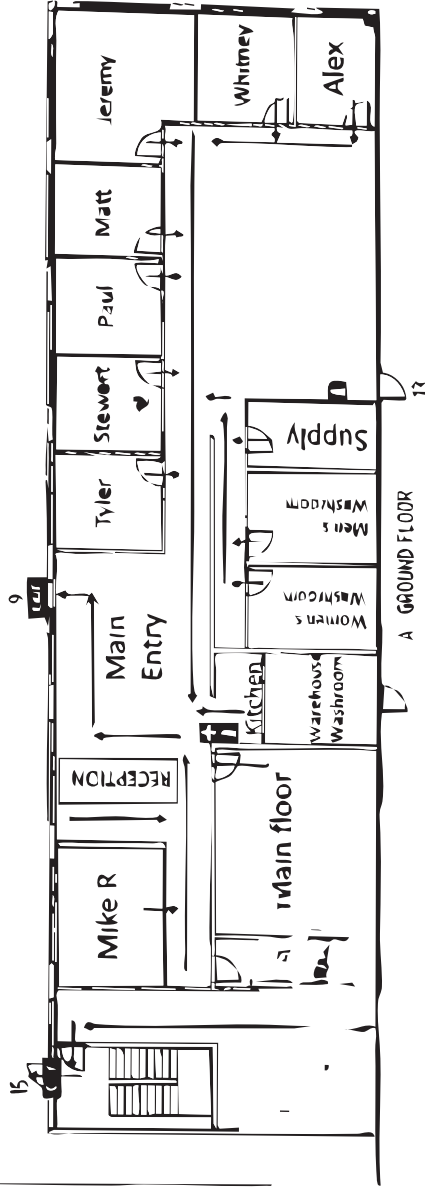
# OFFICE - FLOOR PLAN

## OUTSIDE SALES

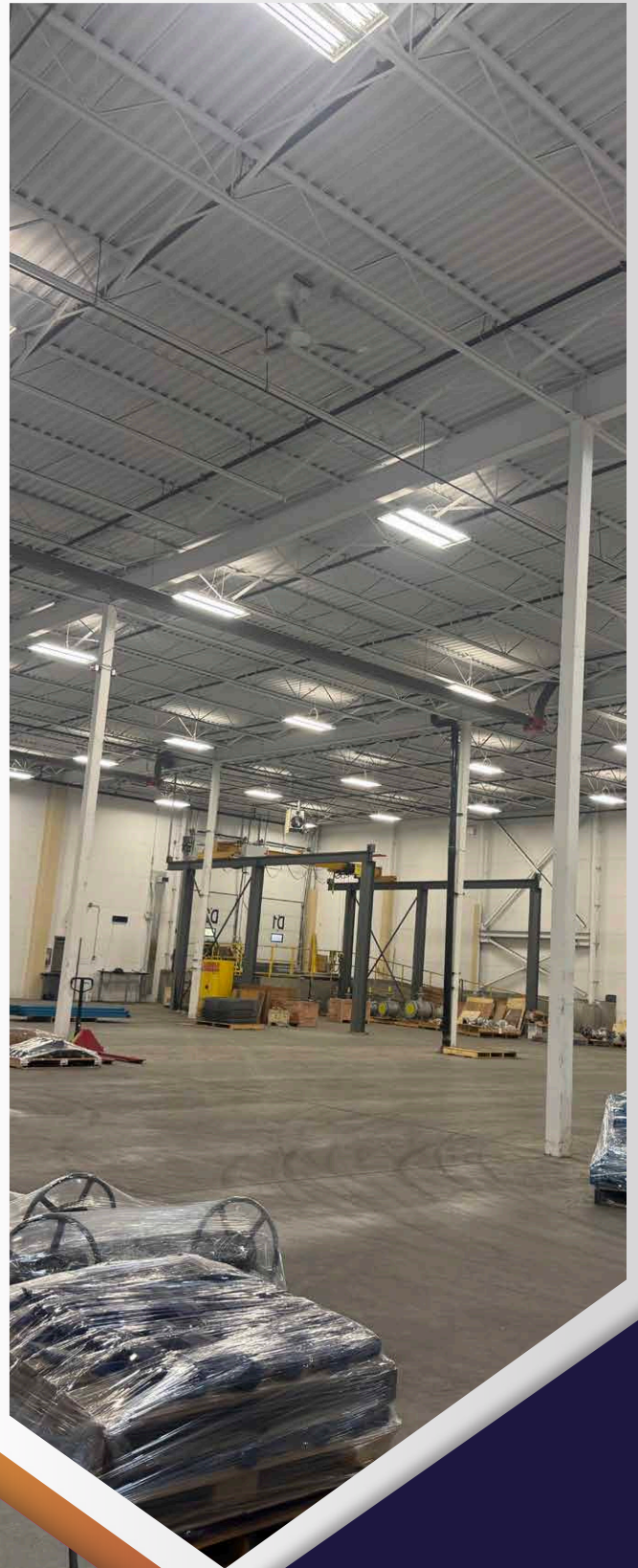
OFFICE 7



B UPPER FLOOR



A GROUND FLOOR







**CUSHMAN &  
WAKEFIELD**  
Edmonton

SHERWOOD PARK FREEWAY

**SITE**

34 STREET



respire

76 AVENUE



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