



**CUSHMAN &
WAKEFIELD**
Edmonton

PRICE REDUCTION

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

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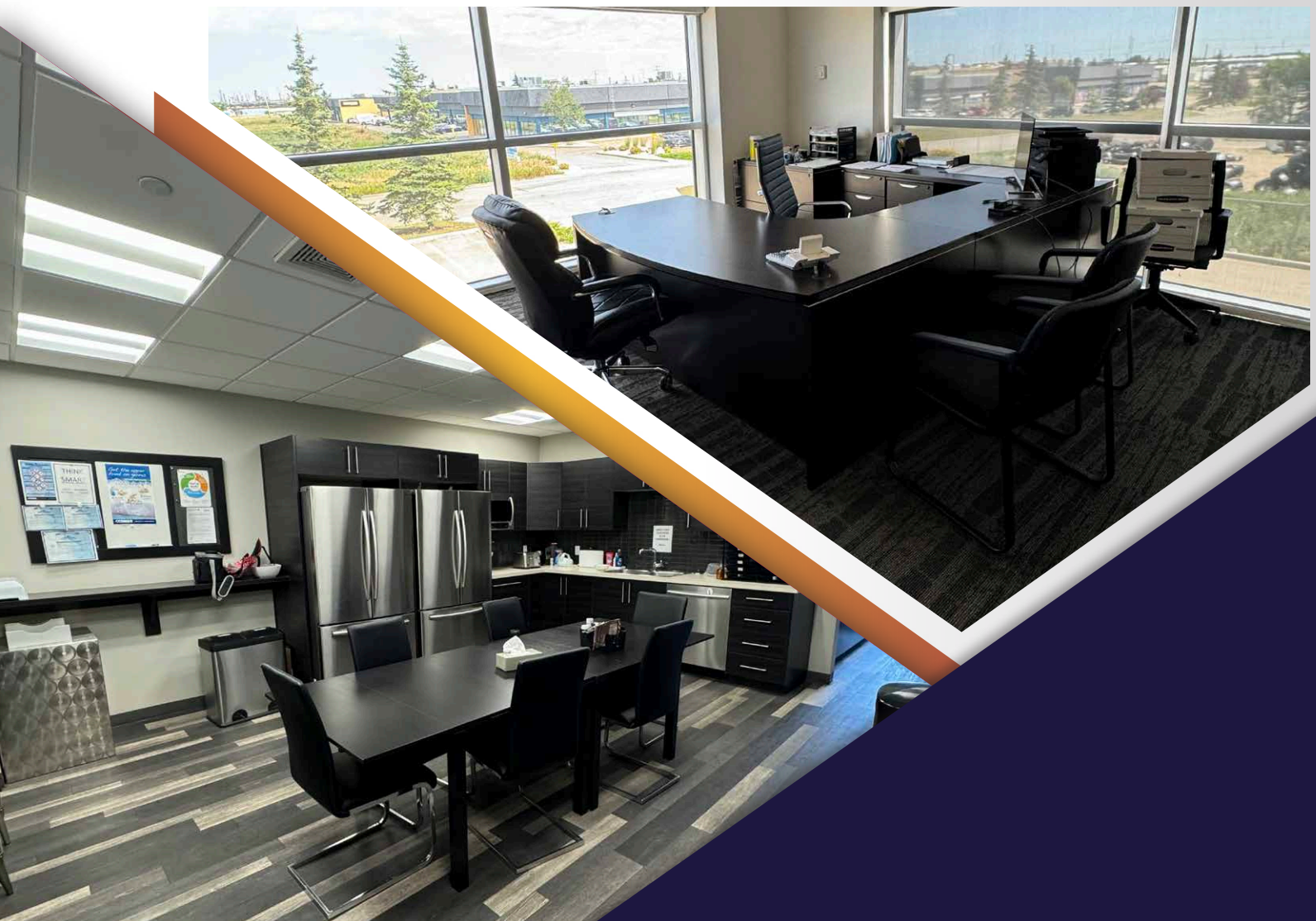
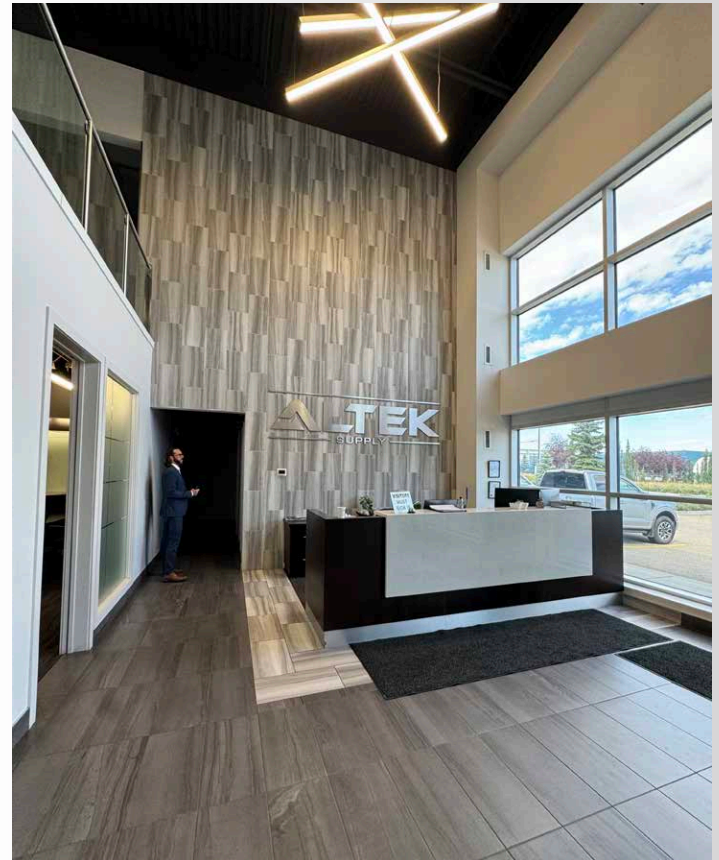
Associate Partner
780 701 3289
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Andy Horvath

Partner
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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'

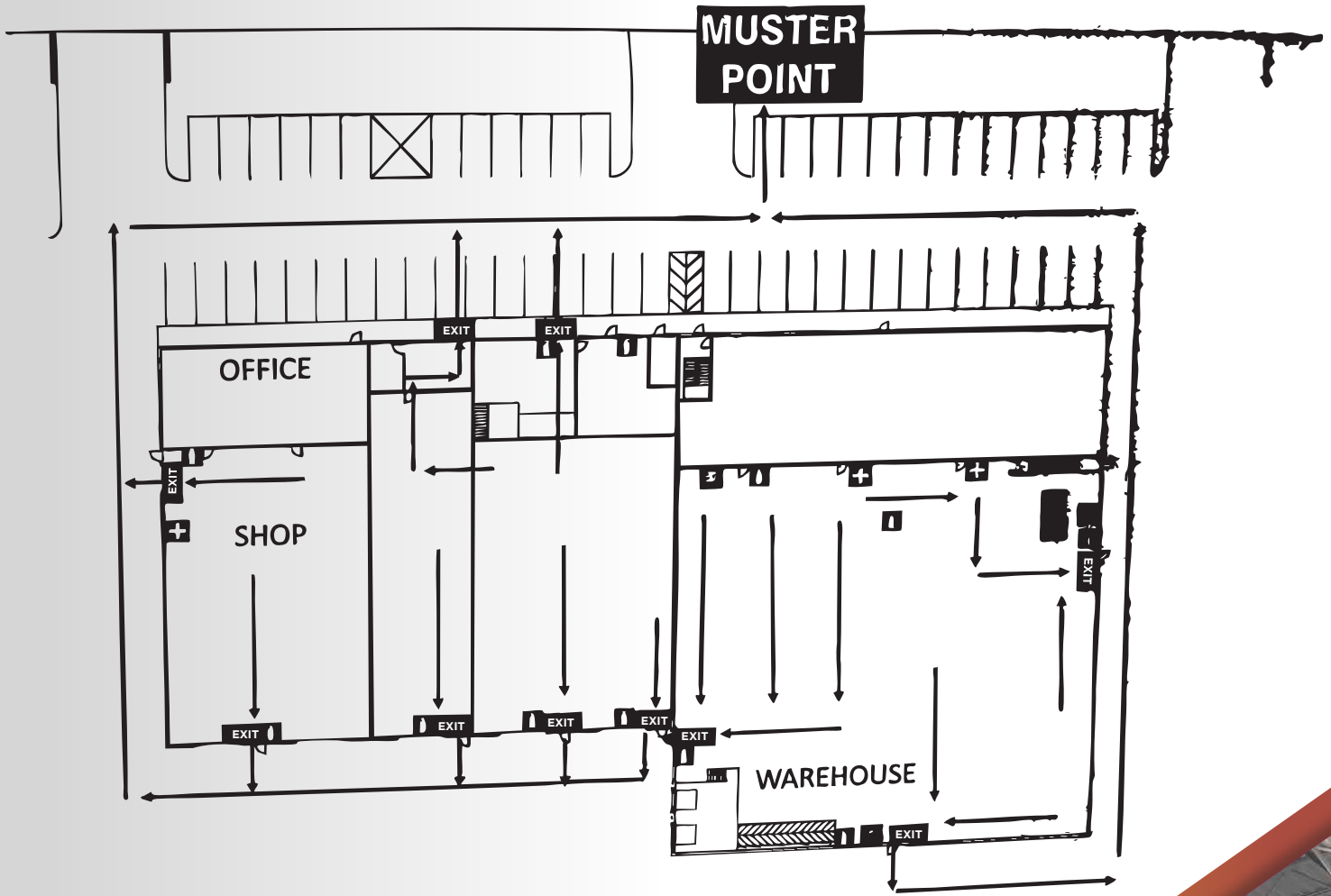
CRANES
3-Ton
5-Ton

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

TAXES
\$151,765.87 (2024)



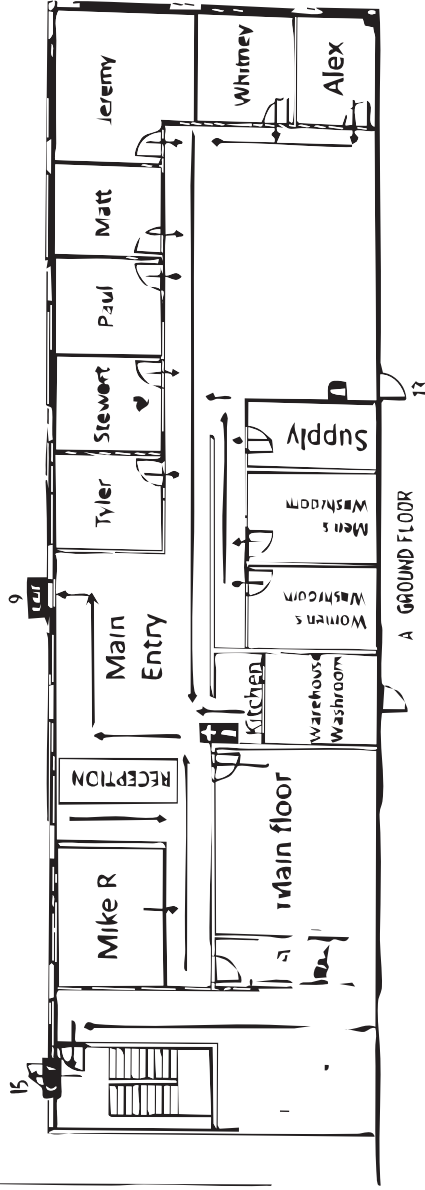
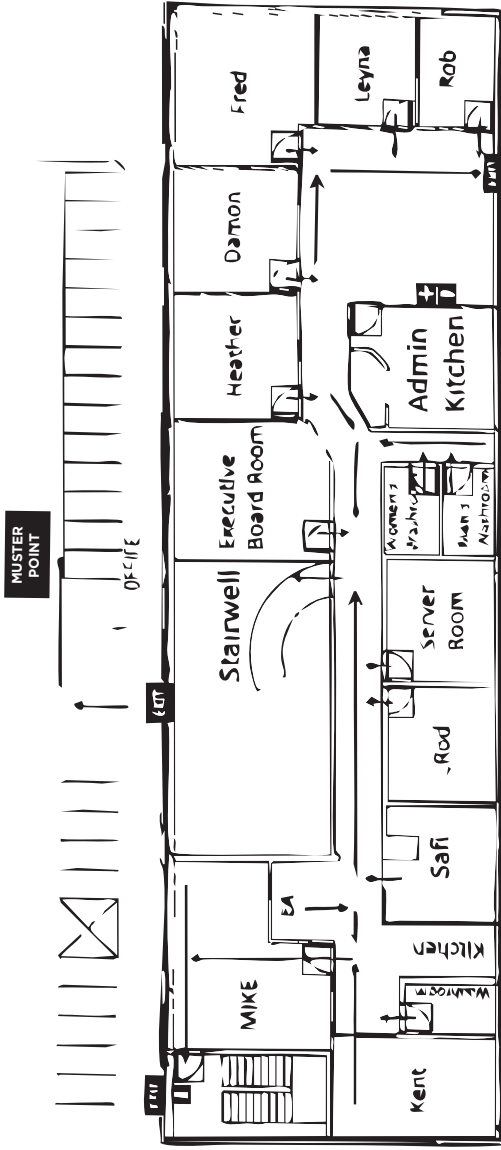
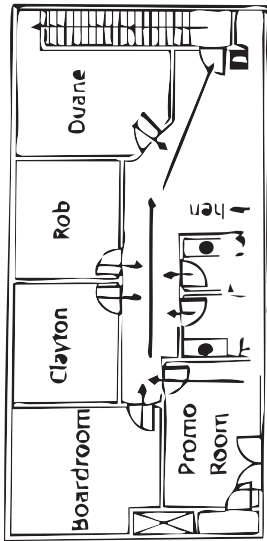
SHOP - FLOOR PLAN

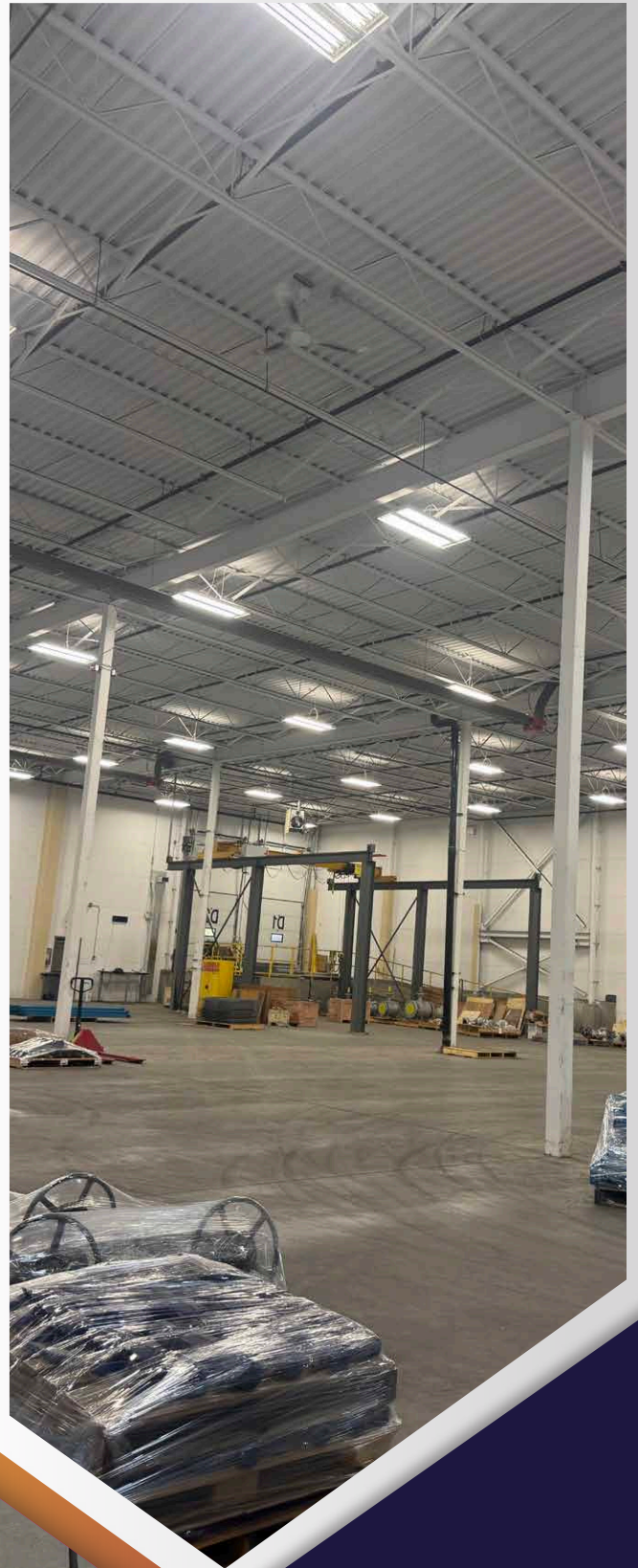


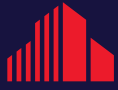
OFFICE - FLOOR PLAN

OUTSIDE SALES

OFFICE 7







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Edmonton

SHERWOOD PARK FREEWAY

SITE

34 STREET



respire

76 AVENUE

Esso

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