



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**PRICE REDUCTION**

**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](http://cwedm.com)

**Kurt Paull, SIOR**

Partner

780 702 4258

[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Max McPeak**

Associate

780 700 5038

[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**Jeff Drouin Deslauriers**

Associate Partner

780 701 3289

[jeff.deslauriers@cwedm.com](mailto:jeff.deslauriers@cwedm.com)

**Andy Horvath**

Partner

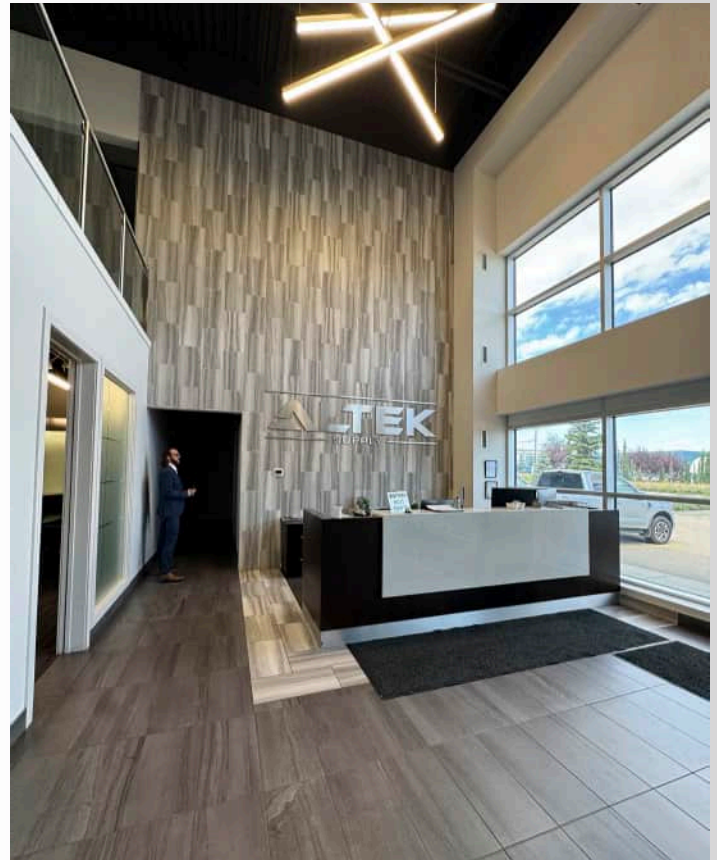
780 917 8338

[andy.horvath@cwedm.com](mailto: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

\$14.25/SF

### OPERATING COSTS

3.71/SF (TBC)

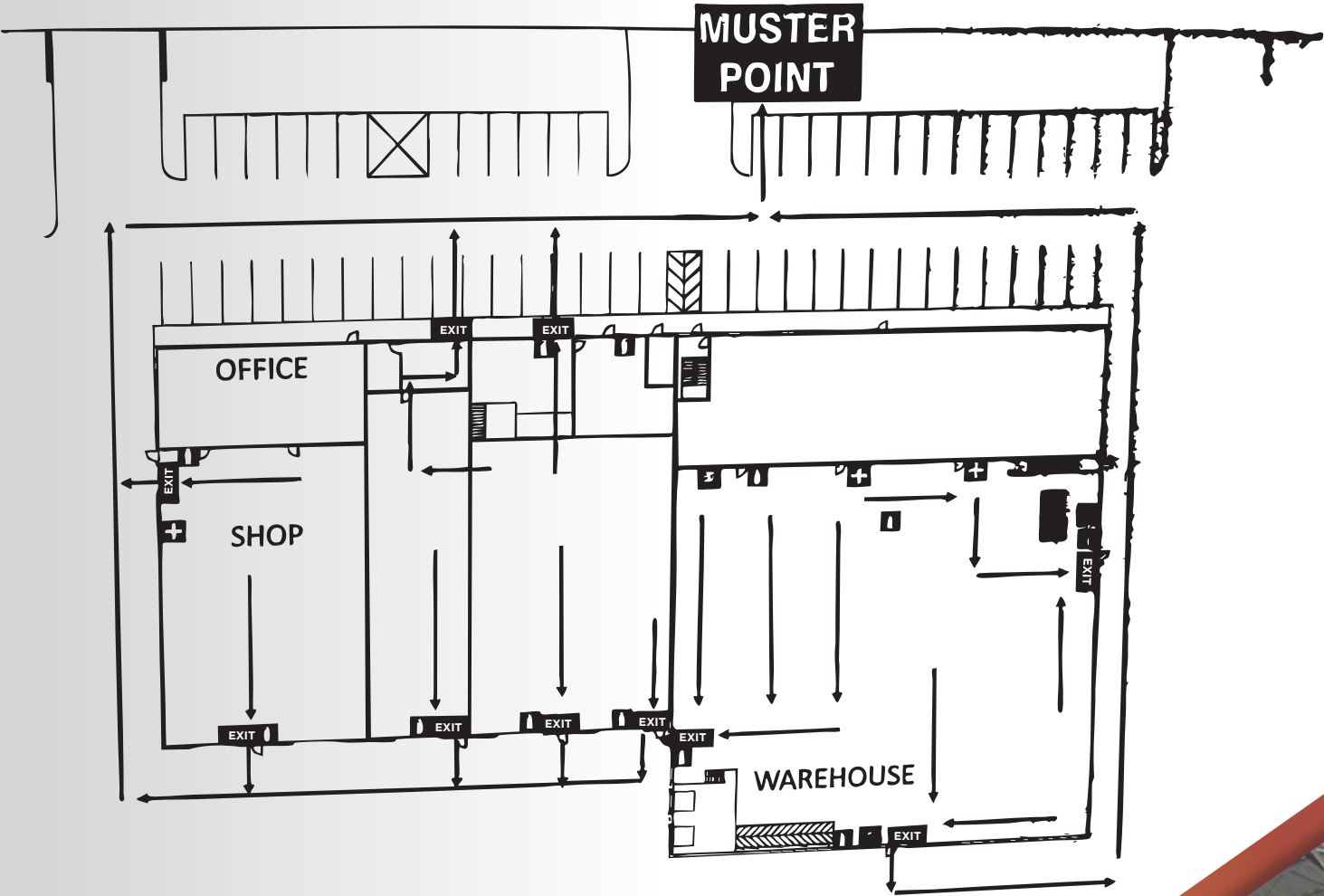
**PRICE**  
**\$8,600,000 (\$187/SF)**

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





# SHOP - FLOOR PLAN

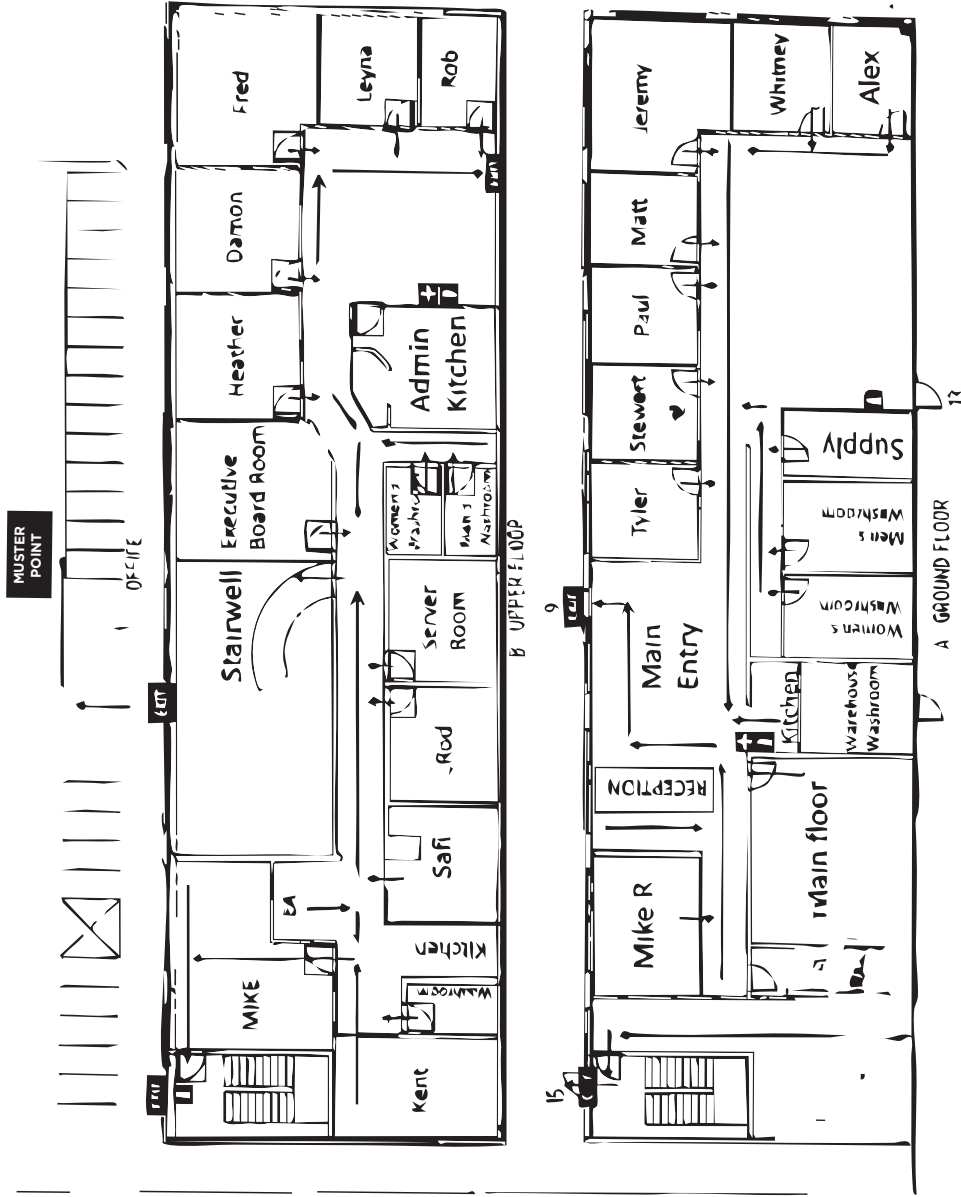
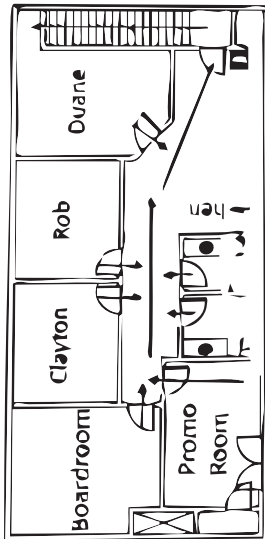


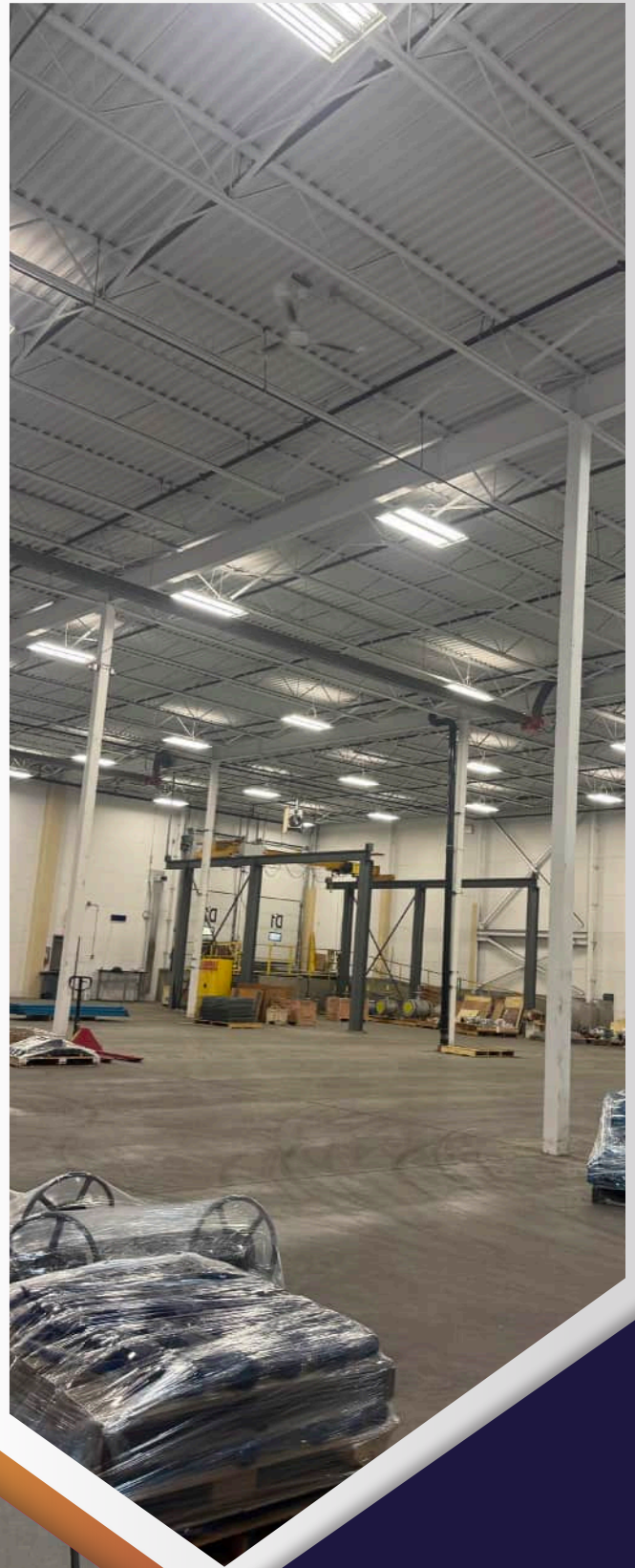


# OFFICE - FLOOR PLAN

## OUTSIDE SALES

OFFICE 2







SHERWOOD PARK FREEWAY

**SITE**

34 STREET

76 AVENUE



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