



34 STREET

BUSINESS CENTRE

3506 78 Ave NW
Edmonton, AB
BUILDING C

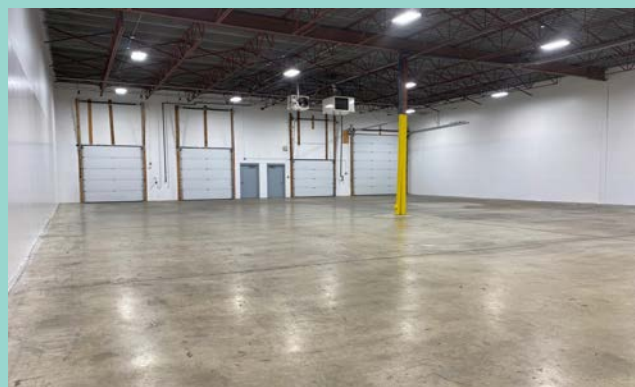
For further information
visit gwlra.com or contact:

Angela Wu-Kemp BComm
Senior Leasing Manager

angela.wukemp@gwlra.com

Tel: 587.412.5580

Suite 800, 10065 Jasper Avenue
Edmonton, Alberta T5J 3B1



**GWL REALTY
ADVISORS**
gwlra.com

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BUILDING C

SUITE 3506

7,233 SQ. FT.

ACCESS:

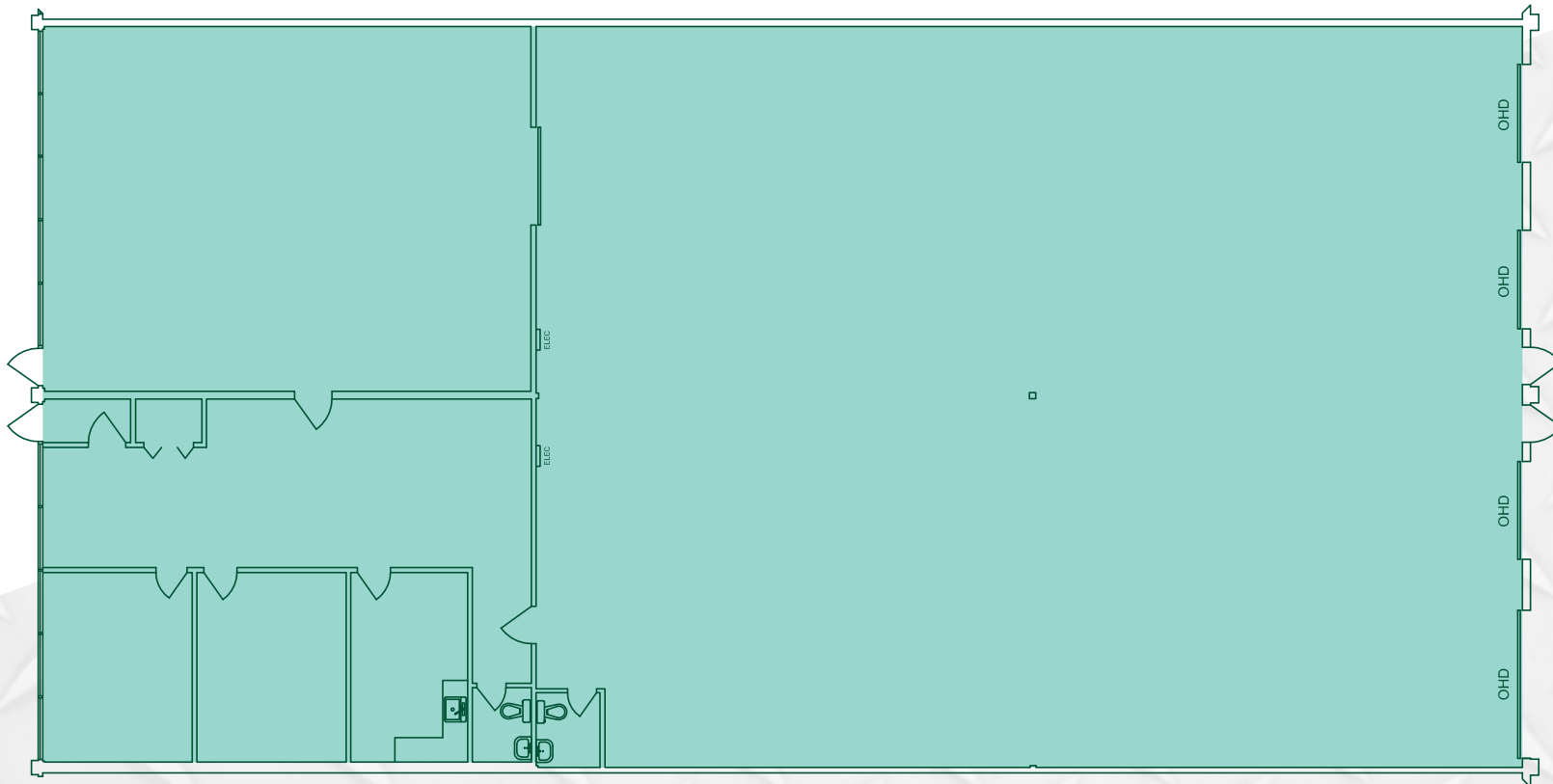
- Easy access to 34 Street, 50 Street, 76 Avenue, Sherwood Park Freeway, Whitemud Drive, and Anthony Henday Drive
- Close proximity to many amenities along 34 Street and 50 Street

ADDITIONAL FEATURES:

- Ability to accommodate dock and grade loading (metal ramp required)
- Approximately 1,200 SF office area with 3 large offices with floor to ceiling windows, kitchen area, open working space
- Energized parking stalls within the Development

SITE SPECIFICATIONS

Zoning	IB – Business Industrial	Ceiling Height	19' clear	Column Grid	30' wide x 40' deep
Heating	Overhead gas fired units (warehouse) / HVAC (office)	Power	200 Amp, 240 Volt (to be confirmed by tenant)	Warehouse Dimensions	60' x 80'
Loading	<ul style="list-style-type: none">• 3 dock loading• 12x14 overhead door (dock height with ability to ramp)	Lighting	LED Lights	Lease Rate	Market
		Sprinklers	No	Operating Costs	\$6.11 / SF (2022 Estimate)

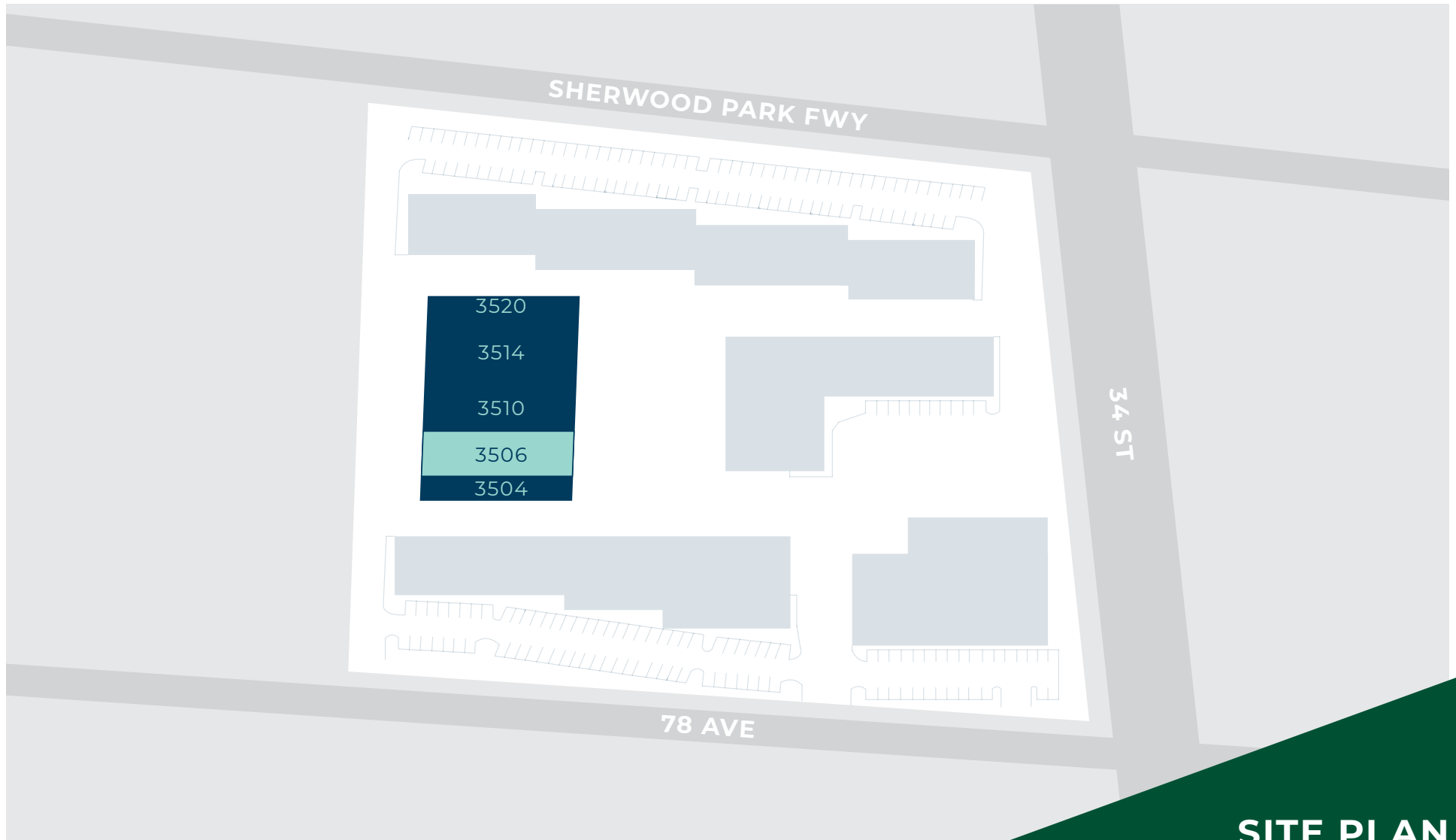


Availability:

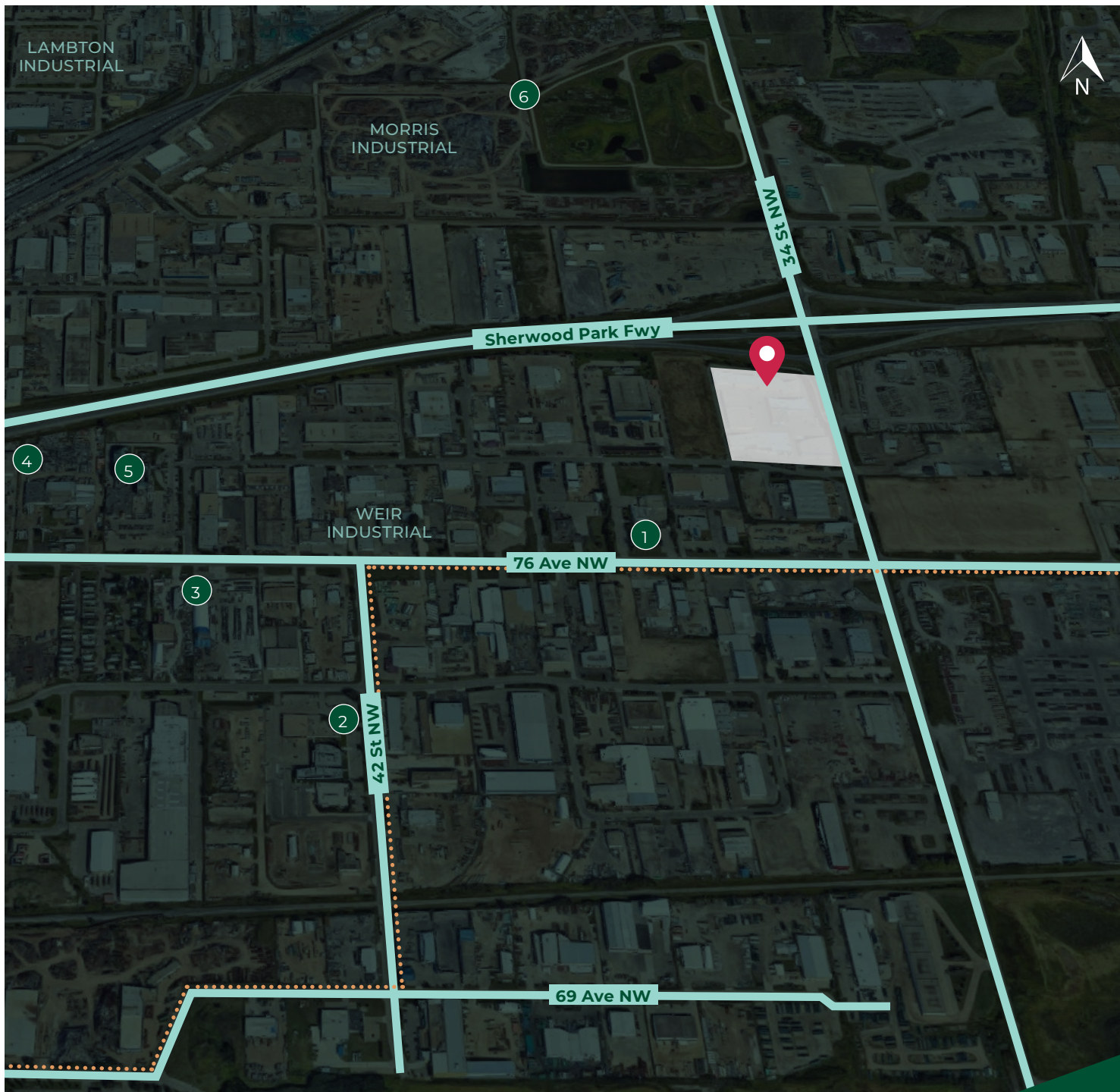
Immediate Occupancy

BUILDING C

SUITE 3506
7,233 SQ. FT.



SITE PLAN



**34 STREET
BUSINESS CENTRE**

- 1 SERVICE ALBERTA BUILDING
- 2 ATCO
- 3 ALLWEST USED AUTO & TRUCK PARTS
- 4 PHOENIX INDOOR RANGE & GUN SHOP
- 5 RADISSON HOTEL & CONVENTION CENTRE
- 6 GENERAL METALS GROUP

BUS ROUTES:

..... ROUTE 83

LOCATION