

FOR SALE/LEASE

# FREESTANDING BUILDING WITH EXCESS LAND

3406 & 3502 53 STREET,  
ATHABASCA, AB

**Cushman & Wakefield Edmonton**

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

**Brent Johannesen**

Vice President, Calgary  
403 261 1116

[brent.johannesen@cushwake.com](mailto:brent.johannesen@cushwake.com)

**Jordan LeBlanc**

Associate, Calgary  
403 261 1166

[jordan.leblanc@cushwake.com](mailto:jordan.leblanc@cushwake.com)

**Jeff Drouin Deslauriers**

Senior Associate, Edmonton  
780 701 3289

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

# OVERVIEW

6,075 SF building on 2.24 acres with adjacent  
2.31 acres excess land totaling 4.55 acres

Property can be sold/leased together or  
separately

Site is partially paved

Quick access to HWY 2

CANYON ROAD

53 STREET

RANGE ROAD 224A



# PROPERTY DETAILS

## MUNICIPAL ADDRESS

3406 & 3502 53 Street, Athabasca, AB

## LEGAL DESCRIPTION

Plan 8221049, Block 2, Lots 7 & 8

## ZONING

M-1

## AVAILABLE SIZE

6,075 SF

## SITE SIZE

Lot 7: 2.31 Acres

Lot 8: 2.24 Acres

Total: 4.55 Acres

## SITE COVERAGE RATIO

3%

## YEAR BUILT

2001

## LOADING

Grade (6) 14' x 14'

## POWER

TBC by the Purchaser

## LIGHTING

T5

## HEATING

Gas fire units

## DRAINAGE

Trench + Sumps

## AVAILABILITY

Negotiable

## SALE PRICE

3406 53 Street (6.075 SF on 2.24 Acres) at  
\$500,000.00

3502 53 Street (2.31 acres excess land) at  
\$350,000.00

3406 & 3502 53 Street (6,075 SF on 4.55 acres at  
\$850,000.00

## LEASE RATE

\$7.00 per SF

## TAXES

\$9,410.00 (2021)



# PROPERTY PHOTOS



**CUSHMAN &  
WAKEFIELD**  
Edmonton

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