



# ±26,572 SF LOT FOR SALE

13408 Fort Road,  
Edmonton, AB

**PARCEL  
WITH HIGH  
EXPOSURE**

**Jeff McCammon**

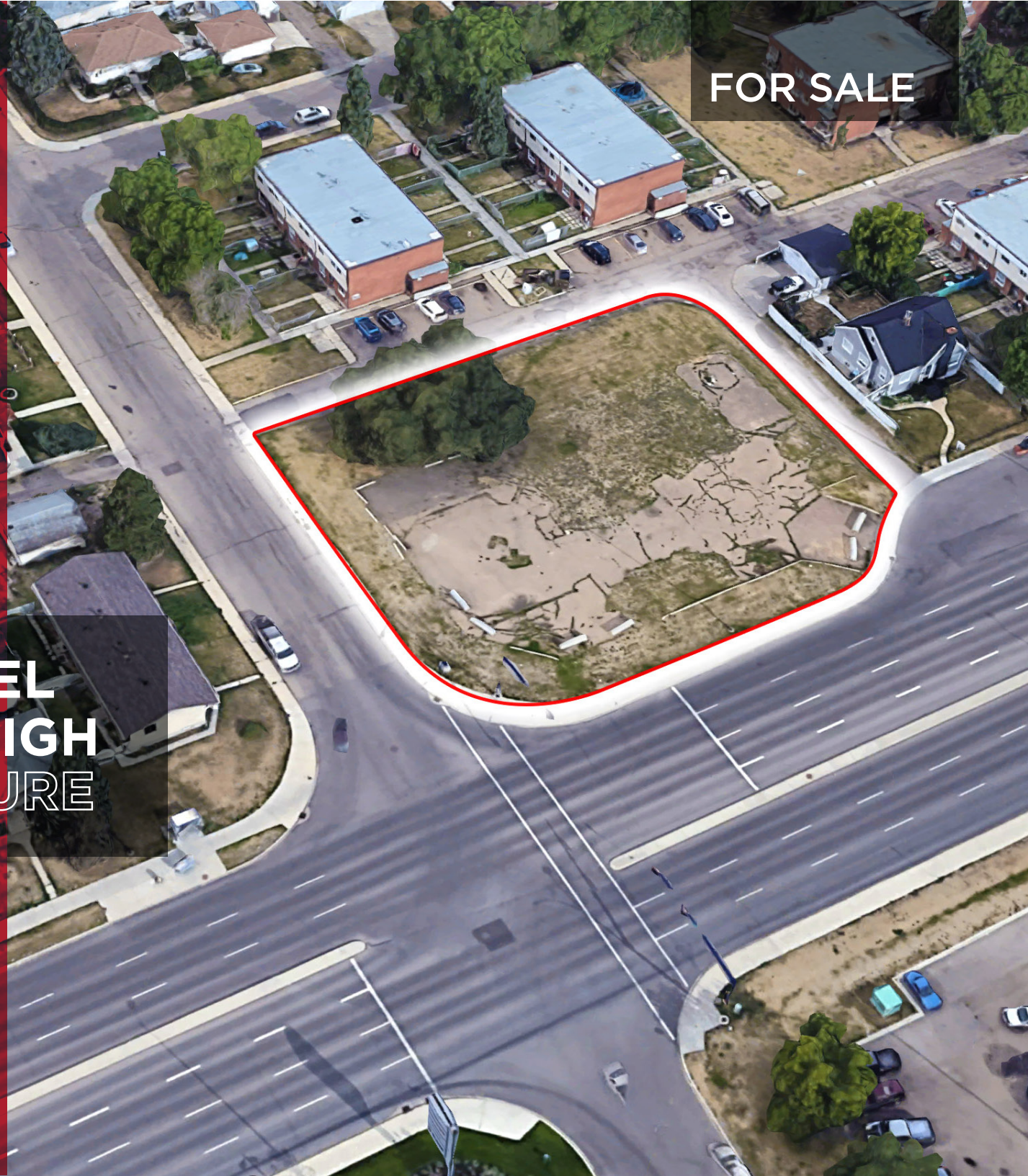
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**FOR SALE**







# THE OPPORTUNITY

- Exposure to Fort Road
- 27,000 Vehicles Per Day
- East of significant rooftops in Belvedere and surrounding areas
- Proximity to major arteries Yellowhead Trail, Wayne Gretzky Drive
- Surrounding developments include
  - Auto Dealerships
  - Self Storage Facilities
  - Retail Strip Centers
  - Casino
- ±32,870 households within 3 KM



# PROPERTY DETAILS

**13408 Fort Road**      13408 Fort Road  
Edmonton, AB

**Legal Description:**      Plan 2676MC Block 13 Lot 23

**Zoning:**      DC2 (Development Control Provision)

**Neighbourhood:**      Belvedere

**Property Taxes (2022):** \$12,981.70

**Lot Area:**      ±27,572 Square Feet

## ENVIRONMENTAL STATUS

The Vendor has conducted on-site environmental assessment work. Upon prospective Purchasers executing a Confidentiality Agreement, the Vendor will provide access to a confidential Data Room, which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of the information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest (EOI). The property will be sold as an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a remediation certificate for the property prior to closing.

## OFFERING PROCESS

The Vendor, Imperial Oil Limited (Imperial), will consider the submission of EOI's on Imperial's standard form, a copy of which will be provided to qualified Purchasers. Interested parties shall submit the EOI on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard OTP.

## SITE PHOTOS





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