

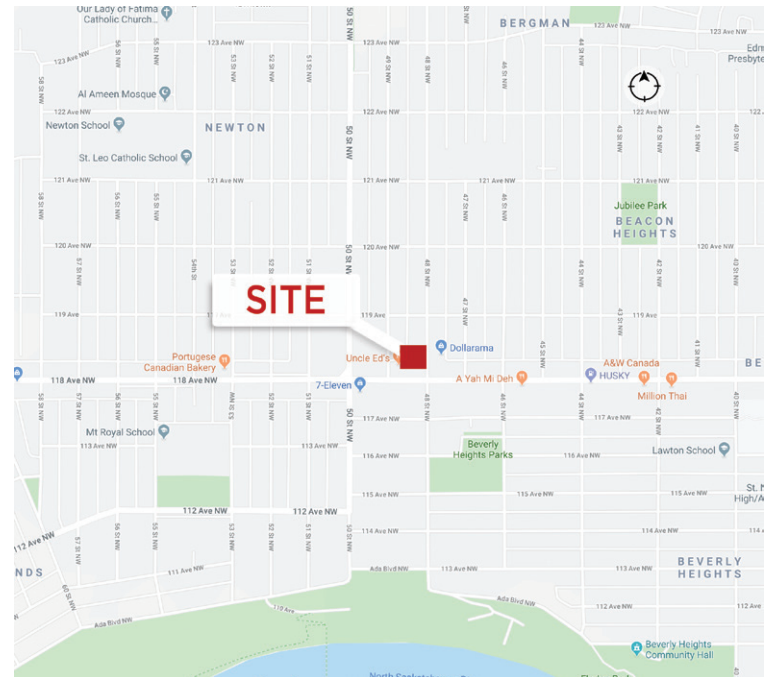


±20,160 SF (±0.46 Acres)

Sale Price: Market

Property Highlights

- Vacant serviced site
- Corner lot with excellent exposure to 118 Avenue
- Daily traffic counts in excess of 17,600 vehicles per day
- Zoned CB2 General Business Zone



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Property Details

Legal Description:	Plan 8119 AH, Block 7, Lot 5-10
Zoning:	CB2 General Business Zone
Site Area:	±20,160 SF
Taxes (2021):	\$9,241.00
Comments:	The subject property is located at the Northeast corner of 118 Avenue and 48 Street.



Offering Guidelines

The property is offered for sale at a market price, and is being sold free and clear of debt.

Environmental: 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 that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting a Letter of Intent. The property will be sold on 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.

All EOIs must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield Edmonton.



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