

FOR SALE

# VACANT SERVICED LOT

8930 99 Street, Edmonton, AB

±14,124 SF

Sale Price: \$1,200,000.00

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

**Jeff McCammon, CCIM**  
Partner  
780 429 9352  
jeff.mccammon@cwedm.com



# PROPERTY HIGHLIGHTS

- Vacant serviced site
- Corner lot with excellent exposure to 99 Street and 89 Avenue
- Zoned CNC - Neighbourhood Convenience Commercial
- Exposure to ±29,900 vehicles per day along 99 Street
- Vendor will review Expressions of Interest ("EOI") after execution of Vendor's standard form of Confidentiality Agreement ("CA"), Purchaser will have access to a Data Room to review environmental and other site information prior to submission of EOI



DRONE VIDEO

**SITE**

SASKATCHEWAN DRIVE

99 STREET





# PROPERTY DETAILS

## LOCATION

The subject property is located at the corner of 89 Avenue and 99 Street. 99 Street is the main north/south arterial servicing the immediate neighbourhoods with daily traffic count in excess of 29,900 vehicles per day

## LAND USE/ZONING

CNC - Neighbourhood Convenience Commercial

## LEGAL DESCRIPTION

Plan RN27, Block 122, Lots 6,7, and 8

## TAXES

\$17,206.00

## SITE AREA

±0.324

## SITE DESCRIPTION & ACCESS

Vacant serviced site with previous buildings removed and site leveled. Rectangular shaped site has excellent exposure to 99 Street. Existing access points are from 99 Street and 90 Avenue.

## PRICE

\$1,200,000.00

## COMMENTS

Upon execution of Vendor's CA, environmental and site information will be released to qualified prospective purchasers.

## 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.







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