

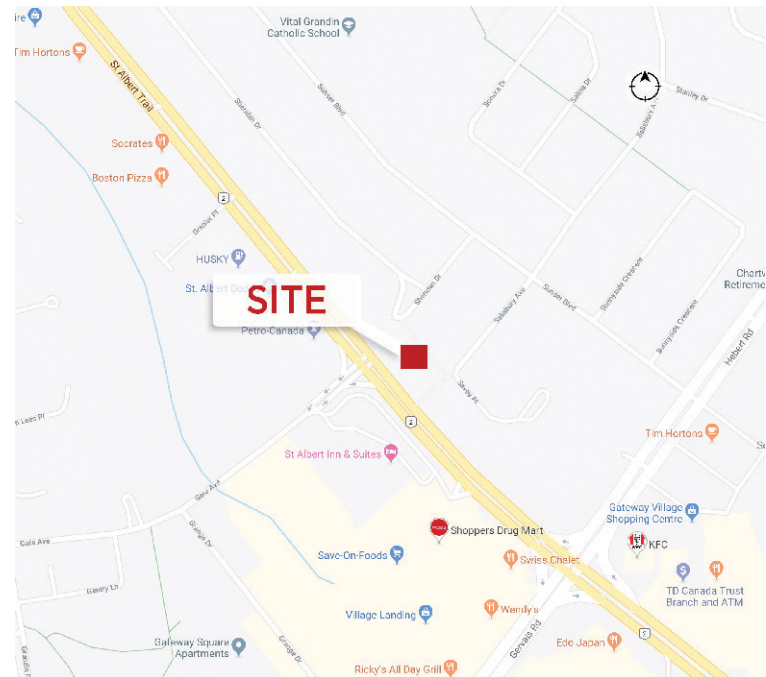


**±19,355 SF**

**Sale Price: Market**

### Property Highlights

- Vacant serviced site
- Excellent exposure to St. Albert Trail
- Daily traffic counts in excess of 28,000 vehicles per day
- Zoned CC - Commercial & Corridor



### Jeff McCammon

Partner

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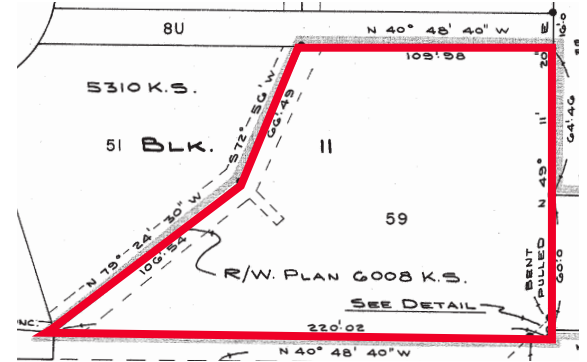
**CUSHMAN & WAKEFIELD**  
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**Property Details**

Legal Description:	Plan 1201 NY, Block 11, Lot 59
Zoning:	CC - Commercial & Corridor
Site Area:	±19,355 SF
Taxes (2021):	\$2,736.64
Comments:	The subject property is located mid block along the East side of St. Albert Trail and Gate Avenue

**Site Plan**



**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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