



±3 Acres Development Site for Sale

Property Highlights

- Highway 18 exhibits ±8590 vehicles per day
- ±3 Acre development site
- Highway commercial zoning
- Located in the commercial node fronting the highway in Westlock
- Majority of rooftops are to the North of the site
- Developments to the West consist of lodging, banking, gas bar/convenience, quick serve restaurant



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CUSHMAN & WAKEFIELD

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Property Details

Municipal Address: 10732 100 Street, Westlock, AB
Legal Description: Lot B, Block 8, Plan 3932KS
Zoning: C-H Highway Commercial

Property Taxes: \$20,303.94
Size: ±3 Acres

Aerial



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.

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