



## High Exposure Corner Parcel

### Property Highlights

- ±13,858 SF Corner Parcel
- CB2-General Business Zone
- Significant rooftops surrounding the site, retail to the North.
- 97 Street exhibits ±47,200 Vehicles per day
- Site will serve the immediate neighbourhood and traffic flow on 97 Street.
- Proximity to major arteries, 97 Street (Fronting), Yellowhead Trail, St. Albert Trail, Anthony Henday Dr.



**Jeff McCammon**  
Partner  
780 445 0026  
jeff.mccammon@cwedm.com

**Ian Stuart**  
Associate  
780 242 9992  
ian.stuart@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

## Property Details

**Municipal Address:** 9617 & 9615 118 Ave NW

**Neighbourhood:** Alberta Avenue

**Legal Description:** Lot 12-14, Block 8, Plan 1592E0

**Property Taxes 2022:** \$10,635.68

**Zoning:** CB2

**Lot Area:** ±13,870 SF

### 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.*

## Aerial



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