



**±14,124 SF**

**Sale Price: Market**

**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



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## 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 (2021):

\$17,206.00

### Site Area:

±0.324 Acres (±14,124 SF)

### 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:

Market. Vendor will review all offers on its Standard Expression of Interest Format.

### Comments:

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

## Aerial/Location Map



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