

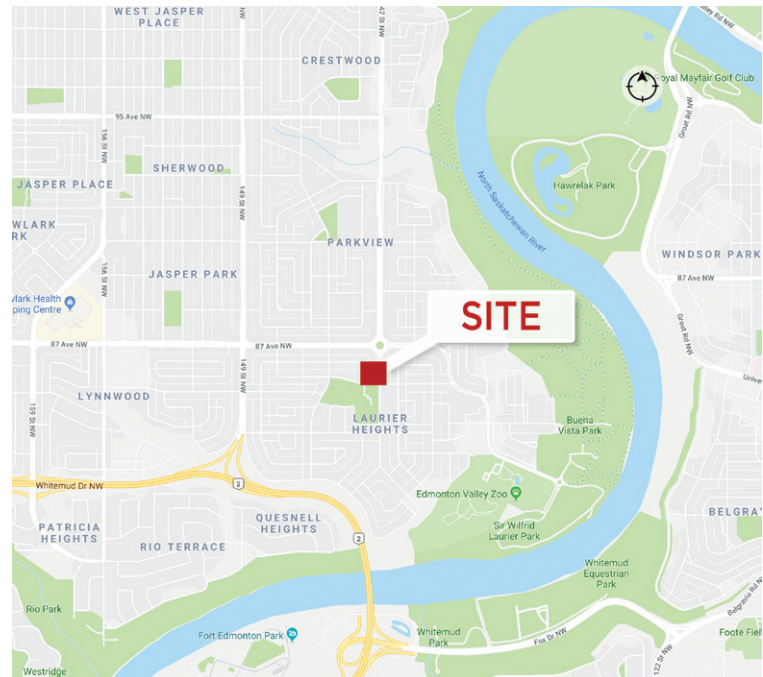


±23,382 SF (±0.54 Acre)

Sale Price: Market

Property Highlights

- Vacant serviced site
- Corner lot with excellent exposure to 142nd Street & 85th Avenue
- Zoned CNC - Neighborhood Convenience Commercial



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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. September 7, 2021

Property Details

Legal Description:	Plan 1884 KS, Block 1, Easterly (100) Feet of Lot 21
Zoning:	CNC - Neighborhood Convenience Commercial
Site Area:	±23,382 SF
Taxes (2021):	\$20,816.02
Comments:	The subject property is located in the highly desirable Laurier Heights neighbourhood of west Edmonton - one of Edmonton's strongest demographic profiles



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.



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