



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

## NEIGHBOURHOOD MULTI-TENANT RETAIL CENTRE

9718 Ottewell Road NW,  
Edmonton, AB



### CORNER LOT WITH EXISTING RETAIL PROPERTY HIGHLIGHTS

- Conveniently Located in Ottewell neighborhood
- Exposure to commuter arterials 98 Avenue and Ottewell Road
- Proximity to major arterial 75th Street
- ±18,607 SF lot size
- Redevelopment potential and/or existing use subject to offering guidelines
- 98 Avenue is exposed to ±23,400 vehicles per day
- Short term income in place

**Jeff McCammon**

Partner

780 445 0026

[jeff.mccammon@cwedm.com](mailto:jeff.mccammon@cwedm.com)

**Ian Stuart**

Associate

780 242 9992

[ian.stuart@cwedm.com](mailto: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)

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. August 17, 2023



## PROPERTY DETAILS

**Municipal Address:** 9718 Ottewell Road,  
Edmonton, AB

**Zoning:** CNC-Neighbourhood  
Convenience Commercial

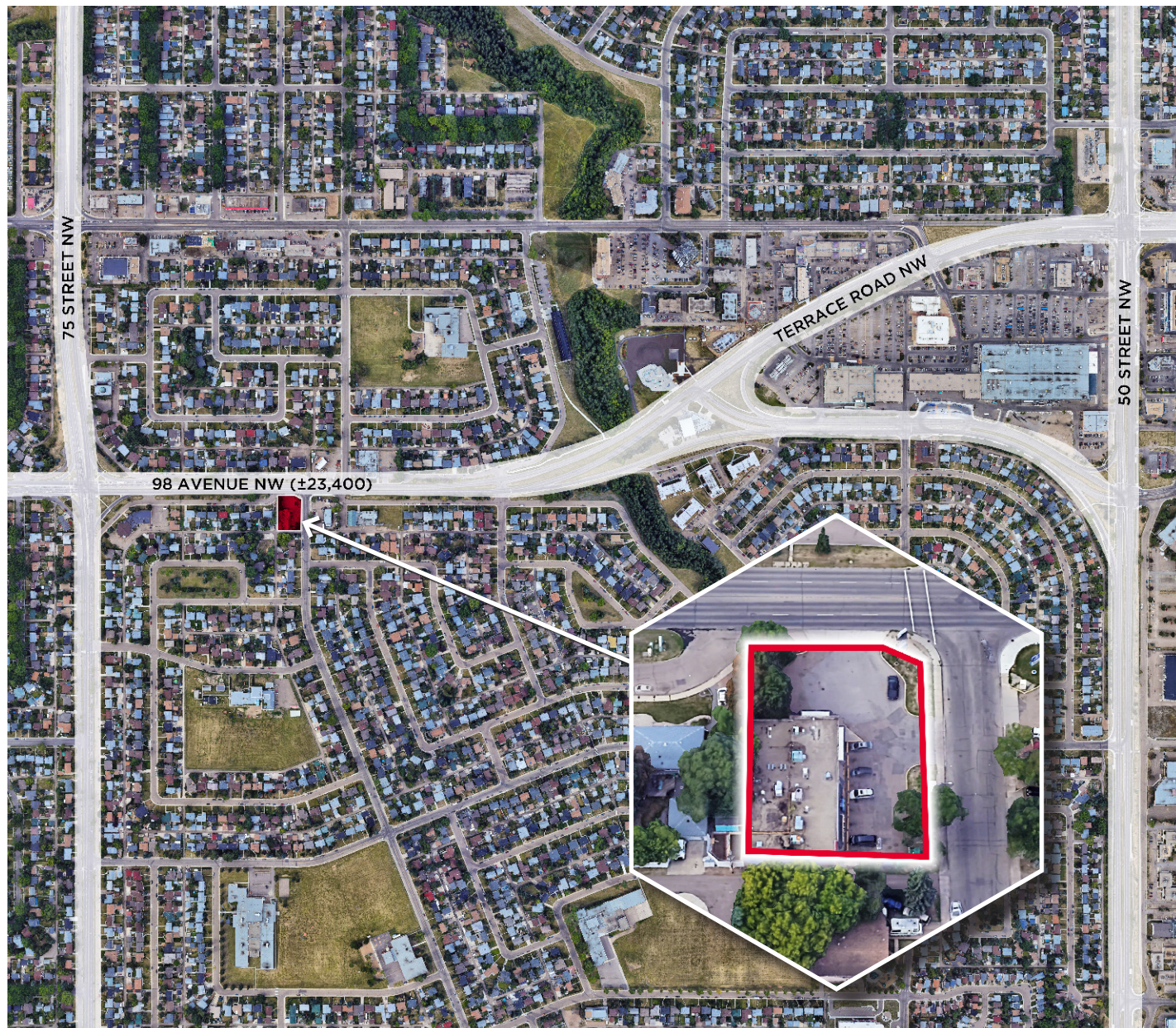
**Legal Description:** Lot 6, Block 18, Plan 6083 KS

**Neighbourhood:** Ottewell

### 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..

## AERIAL





## PROPERTY PHOTOS







**CUSHMAN &  
WAKEFIELD**  
Edmonton

**Jeff McCammon**

Partner

780 445 0026

[jeff.mccammon@cwedmonton.com](mailto:jeff.mccammon@cwedmonton.com)

**Ian Stuart**

Associate

780 242 9992

[ian.stuart@cwedmonton.com](mailto:ian.stuart@cwedmonton.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. August 17, 2023