



FOR SALE

**HIGH EXPOSURE
CORNER PARCEL**

12850 127 Street NW, Edmonton AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- ±21,548 SF corner parcel
- CNC-Neighborhood Convenience Commercial Zoning
- Significant rooftops adjacent to the site, retail to the North
- 127 Street exhibits ±24,600 vehicles per day
- Site will serve the immediate neighborhood and traffic flow on 127 Street
- Proximity to major arteries, 127 Street (Fronting), Yellowhead Trail, St. Albert Trail, Anthony Henday Drive



PROPERTY DETAILS

MUNICIPAL ADDRESS
12850 127 Street NW Edmonton AB

LEGAL DESCRIPTION
Lots 10-15 Block 61 Plan 2090AH

ZONING
CNC-Neighborhood
Convenience Commercial

NEIGHBOURHOOD
Athlone

PROPERTY TAX
\$12,541.77



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.

ENVIRONMENTAL STATUS

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.



DRONE VIDEO

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