



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

**DEVELOPMENT
LAND**

208 1B Avenue, Fox Creek, AB

PROPERTY HIGHLIGHTS

The site is valued on the basis that is suitable for disposition, and that it had been remediated to a minimum of the provincial commercial standards at the time of remediation.



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PROPERTY DETAILS

Municipal Address: 208 1B Avenue, Fox Creek, AB

Land Use: M-1 (Industrial District)

Legal Description: Plan 7921310; Block 37;
Lot 1A-2A

Asking Price: Market

Site Size: 0.49 Acres

AERIAL



OFFERING PROCESS ENVIRONMENTAL STATUS

The Vendor has conducted on-site environmental 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 a Letter of Intent. 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.