

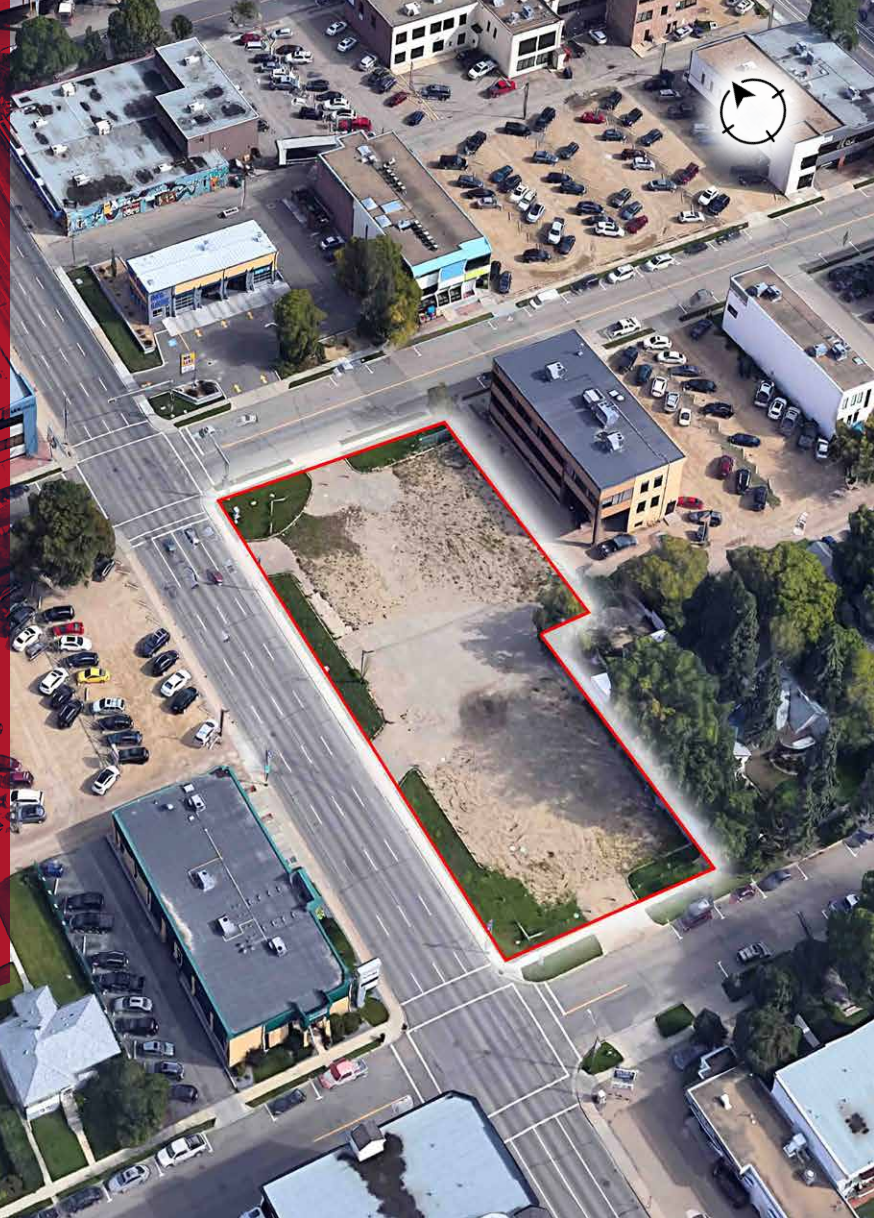


**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**DEVELOPMENT  
LAND**

4619 49 Avenue,  
Red Deer, AB



## PROPERTY HIGHLIGHTS

- Potential access points from 46th, 47th Street as well as 49 Avenue.
- Well located commercial development site, just South of Red Deer's Downtown core.
- Proximal to Red Deer Regional Hospital, Province of Alberta Government Building, Provincial Court and Red Deer City Hall.
- Proximal to significant existing Downtown Red Deer retail services and amenities.



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# PROPERTY DETAILS

**Municipal Address:** 4619 49 Avenue,  
Red Deer, AB

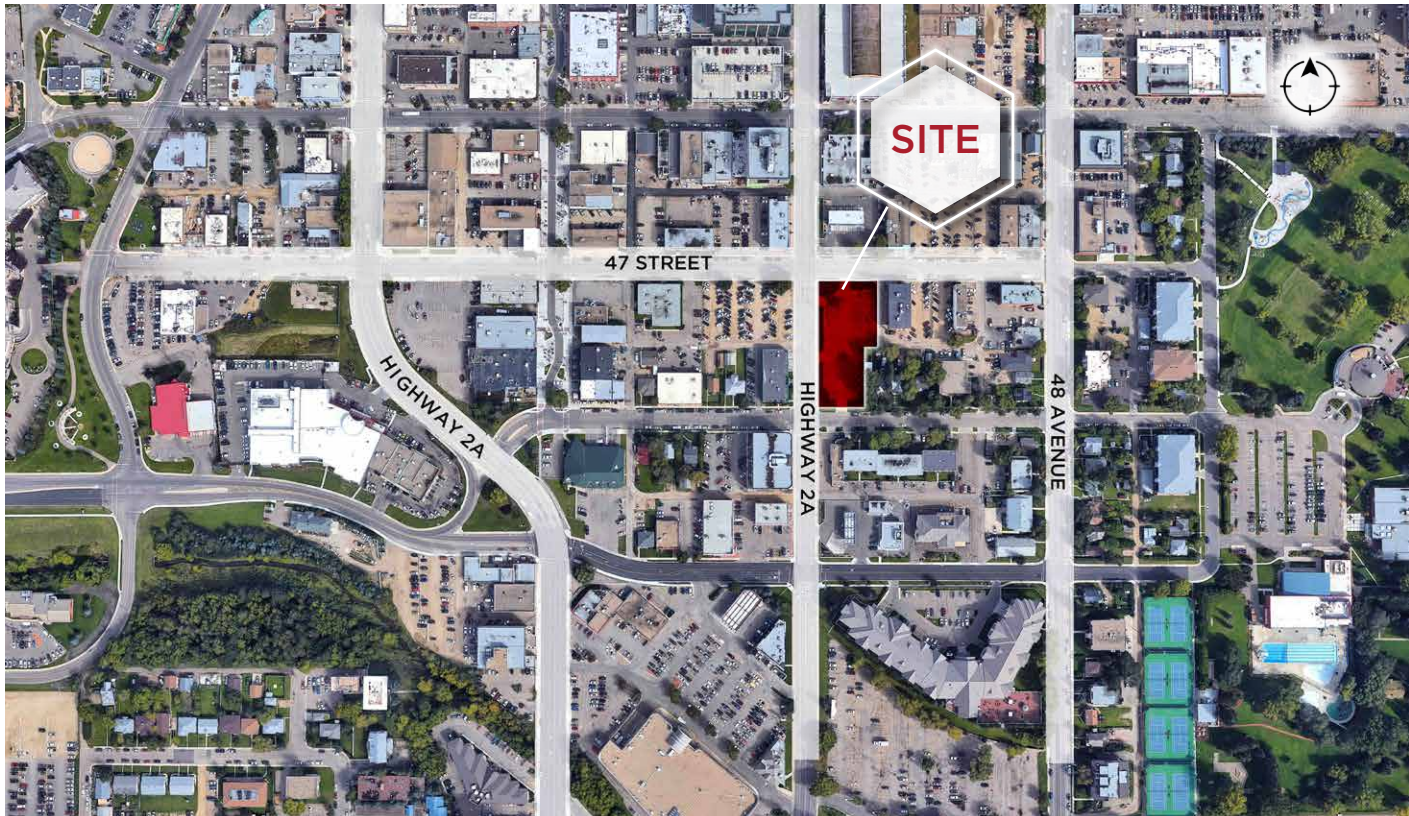
**Land Use:** C-1 Commercial  
(City Centre) District

**Legal Description:** Plan 5620NY; Block 24; Lot 20A

**Price:** The site is in the market on an  
unpriced basis.

**Site Size:** 0.66 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.

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