



CUSHMAN & WAKEFIELD
Edmonton

FOR SALE

DEVELOPMENT LAND

4911 50 Avenue,
Whitecourt, AB

PROPERTY HIGHLIGHTS

Flat, mid-block site surrounded by low-rise retail building to the North and East, a 2-story industrial building to the West, and railroad tracks to the South.



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PROPERTY DETAILS

Municipal Address: 4911 50 Avenue,
Whitecourt, AB

Legal Description: Plan 9622045; Area 3

Site Size: ±0.73 acres
(±31,799 SF) & TBC

Land Use: C-1 Core Commercial-Downtown. This district is generally intended to provide for a wide variety of retail, office, and service-oriented commercial outlets, at higher densities than would normally be found in other parts of Whitecourt. It is intended to reinforce the downtown as the primary business district within Whitecourt. The regulations within the Core Commercial-Downtown District are also intended to restrict those uses which may be considered obnoxious or those involving excessive outside storage of materials, goods, and equipment.

Asking Price: Market

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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