



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**FOR SALE**

**DEVELOPMENT  
LAND**

5532 53 Avenue,  
Drayton Valley, AB



## PROPERTY HIGHLIGHTS

Flat, corner-lot surrounded by low-rise industrial buildings to the East, South, and West, and a vacant unimproved lot to the North. The subject site can be accessed directly from 53 Avenue.



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## PROPERTY DETAILS

**Municipal Address:** 5532 53 Avenue,  
Drayton Valley, AB

**Legal Description:** Plan 400KS; Lot 8; Block 9

**Site Size:** ±0.65 acres (±28,314 SF)

**Land Use:**

C-GEN commercial, general district to provide for intensive commercial uses, offering a wide variety of goods and services with an attractive environment for pedestrians while accessible to motor vehicles.

**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.