



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

**DEVELOPMENT  
LAND**

9906 97 Street,  
High Level, AB



## PROPERTY HIGHLIGHTS

Flat, corner-lot surrounded by low-rise industrial buildings. The subject site can be accessed from 97 Avenue and is within close proximity to Highway 35.



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## PROPERTY DETAILS

**Municipal Address:** 9906 97 Street,  
High Level, AB

**Legal Description:** Plan 557MC; Lots 3-4; Block1

**Site Size:** ±1.36 acres (±59,242 SF)

**Land Use:**

C-3 land use is to provide an area for intensive commercial operations

**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.