



**CUSHMAN &  
WAKEFIELD**

Edmonton

# FOR SALE DEVELOPMENT LAND

5521 Industrial Road,  
Drayton Valley, AB



## PROPERTY HIGHLIGHTS

- Subject site is located in the central commercial portion of the town of Drayton Valley AB, well located just east of highway 22 and north of 50 Avenue at 5521 Industrial Road.
- Current zoning is C-GEN Commercial General District, its purpose is 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.
- Partially fenced and prepared site.
- Surrounding developments consist of extensive commercial office/warehouse, light industrial and grocery.



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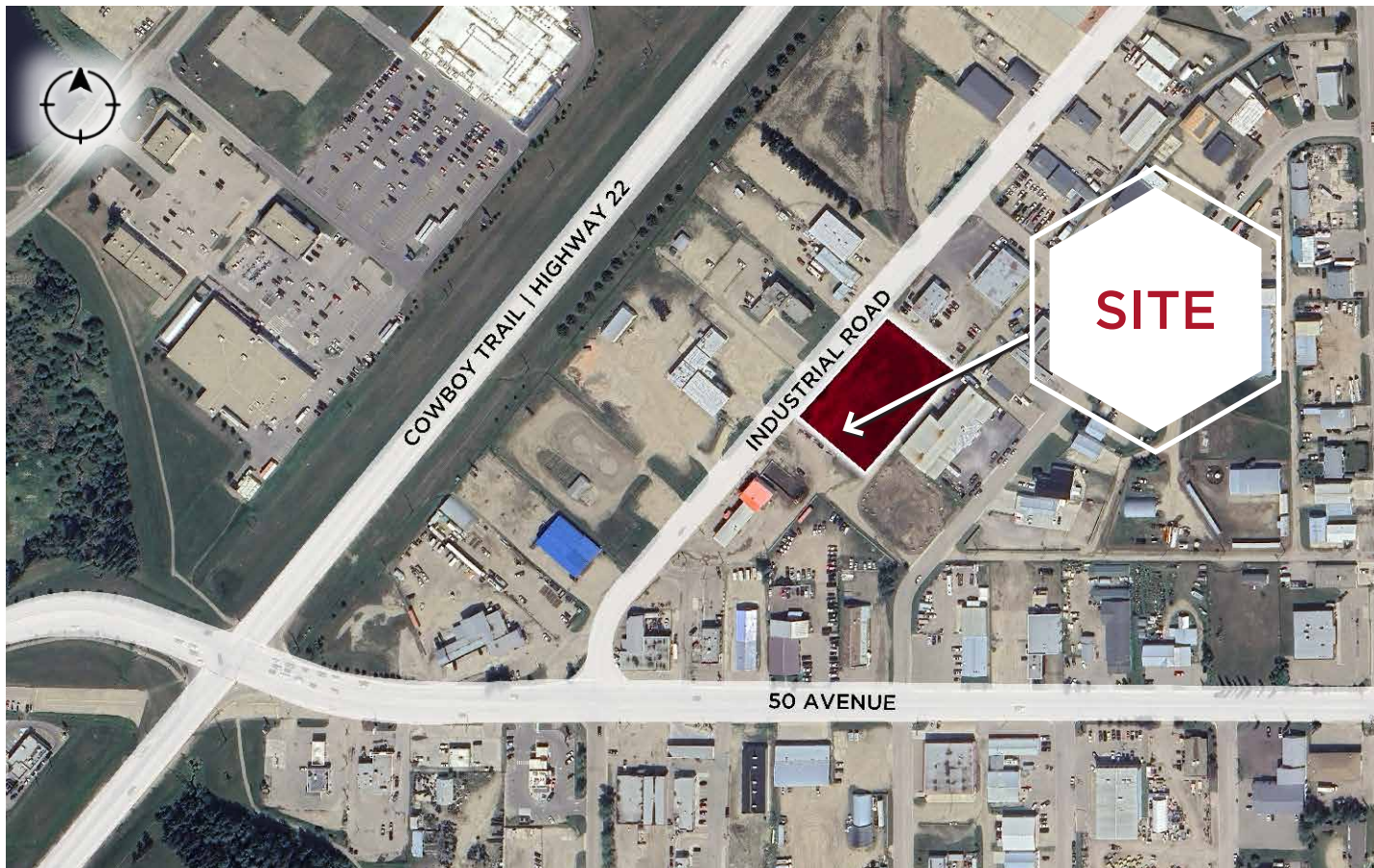
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## PROPERTY DETAILS

<b>Municipal Address:</b>	5521 Industrial Road, Drayton Valley, AB	<b>Land Use:</b>	C-GEN Commercial, General District
<b>Legal Description:</b>	Plan 400KS Block 8 Lots 2 & 3 (two Titles)	<b>Asking Price:</b>	Market
<b>Site Size:</b>	±1.44 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.